



Blackwater Village Association, Inc
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Blackwater Village Assoc, Inc. Board Meeting – 3/6/25 – South Coastal Library

Participants: Patti Galati (President), Dan Guy (VP), MaryKay Janssen (Secretary), Elizabeth (Clair) Fox (Treasurer), Karen Meier (Substitute Director for Debbe Emge), Lisa McAllen (Director), Mike Seifert (Director), Dave Clossen (BVA special project advisor)

Absent: Bob Keister (Director)

Start time: 2:57 pm

Agenda

Survey: Patti (20 minutes) – Dave put some questions together, can edit and put together to be sent through MailChimp. See attachment for Dave's question examples. Include status question (owner, tenant, full time, part time), How long have you lived here, How many children under 18 in home – and general demographics (e.g., young professional, retired), Credit card transaction fees, willing to volunteer and for what (include contact info if yes). Would you be interested in more events? What? Do want to split surveys into layers? One survey for one topic, and then a secondary survey. Add communication preference question. MK and Dave will prep survey

Financials: Clair (20 minutes) – See financial attachments. Leaving M&T open until Delmarva power bill comes out of County Bank, then will close M&T. Interest from CD is missing, will be in next reconciliation. Need to decide on CDs for extra savings. Clair thinks a mix of durations so we don't have all the money tied up for extended periods of time. Income of \$31900, what is the yearly budget? ~\$35000. Reserve fund towards improvements – how much do we need there? Budget + short term reserve funds goes to liquid accounts, everything else goes to long-term accounts (CDs). Wants to have laptop updated/upgraded – RAM and solid state (~\$500) – Mike will look into a new laptop. Wants to pay \$50/mo to Quickbooks accountant to go through and cleanup book-keeping – estimates about 3 months.

Still need to find a CPA for an audit. MK will ask dad what his HOA uses/does

Signout sheet for new debit card with Clair. Clair has a card for loan officer from County Bank.

Clair will have a budget prepared for next meeting.

Expiring CD: Clair (2 minutes) – First Shore Federal CD expires 3/20/25. Bettie and Kathy are going to signoff, then add Patti Galati (President) and Elizabeth Clair Fox (Treasurer) as new signatories on 3/20/25 and roll over into a new CD.

Reserve Study: Clair (10 minutes) – See handouts, Clair will send link for interactive explanations. Would help to identify how much money to have in liquid reserves and long-term reserves. Everyone will look at info and we will decide at the next meeting.

Pier Updates: Pier Improvement Committee (15 minutes) – Someone cleared out the Moccasin pier, it looks fantastic! Dan will ask John if he did it.

Mike and Dan tried to get everyone together, but spoke with Lou and Tom Dunkin individually. Dan and Bob have started repairing missing railings and will continue to do so.

Nothing new with major project – no application has been filed with DNREC/Parks and Rec. Haven't heard back from John. Reached out to see about no-interest loans. Environmental loans may qualify for no/low interest loans. Need to reach out the Hocker for more info.

Stop Sign Bars: Dan (10 minutes) – reached out to DelDot – they're not responsible. Spoke with Rep Collins office, said 10, then changed to 11 stop signs (\$950) – Rep Collins will pay for out of their fund and they'll coordinate it. Will cc Bob on any future correspondence. DelDot will do a traffic study for the intersection at Shawnee and Hiawatha.

Volunteer Committee: Patti (10 minutes) – Would be nice to have homeowners pitch in to improve and beautify neighborhood. By-laws require a Superintendent to pick up trash and fix community property would be reimbursed for any costs. Will include in Survey to gauge community interest.

Community WiFi: Lisa no longer wants WiFi for cameras to use hers. Can get Mediacom to install and run out of shed, or get StarLink. Mike will look into it.

Website/Social Update: Mike (5 minutes) – no new updates. Would like more content for Facebook – 92 visitors active. Patti will get content prepped for community volunteer drive and survey.

Other: Patti would like to meet with the attorney soon re rentals and short-term, are there any other topics that we want discussed in the meeting with the attorney?

- Do we want to rent a dumpster for spring clean-up? 1 for a weekend for just junk, not yard waste – will look into prices

End time: 4:31 pm