

HOA Board Meeting Minutes - June 19, 2025 at the pavilion

Meeting participants: Patti Galati (President), Dan Guy (VP) Clair Fox (Treasurer), Debby Emge (Director), Mike Seifert (Director), Karen Meier (Arc Committee), Lisa McAllen (Arc Committee),
Special guests: Joshua Craiger and friends Joe, Landon, and Sienna

Absent: Mary Kay Janssen (Secretary), Bob Kestner (Director)
Start time: 6:30 pm

Agenda:

Financials: See handouts. Clair stated that letters were sent to homeowners of 2 rental properties on Nanticoke Ln (31416 and 31418) so we can update our records of their current tenants. (The property at 31416 Nanticoke has been vacant since February 2025.) Letters were also sent to 2 homeowners that have outstanding fees for nonpayment of fines from 2024.

Guest speakers: Joshua, Joe, Landon, and Sienna arrived at 6:10pm. Introductions were made and discussion began about what kinds of activities could be possible for kids their age in the community. A pickleball court was their first response and then they requested something that would allow them to more easily launch their kayaks from the pier. Dan suggested a rope with a hook at a point where kayak placement can be easily made. They liked that idea. Our guests also mentioned that they are very satisfied with the current basketball court and the area where they are able to play football. They were very excited when a possible bike course around the park area was offered as an idea. Before they departed the board thanked them for their attendance and input. Joshua, Joe, Landon and Sienna were very helpful and delightful.

Update on piers: Dan reported that John Merritt spoke with DNREC and was assured that the proposed expansion of the Shawnee pier will be OK. Dan stated that he and Bob will be making repairs to some of the rails and bench at the Moccasin pier.

(the meeting had to start moving along quickly at this point because all hell was about to break loose in the sky as clouds and rain were impatiently moving in)

Arc Committee: Karen and Lisa stated that they will be revisiting properties that received non-compliance notices in May. Mike mentioned 2 more trees will be coming down at the Tyler Murr property (33838 Shawnee) to make way for a shed. Property owners Richard & Bonnie Lee (34028 Shawnee) will be removing a couple of dead trees from their unimproved lot on Indian Queen (Lot E-25).

DUCIOA: Dan brought up the meetings and seminars that are offered online pertaining to the Delaware Uniform Common Interest Ownership Act (DUCIOA). DUCIOA clarifies key rules for community associations and their seminars/"webinars" are excellent resources for information

regarding HOAs, Delaware codes and laws. These webinars are a great way to get answers to questions in real time. He suggested that board and committee members check these out.

Playground: Patti and Dan met with a playground inspector/specialist to find out about options for resurfacing the playground. It would cost about \$70,000 to resurface with poured rubber. Ouch. An estimate is still pending for costs to have rubber mulch or manufactured wood installed. Patti's research on companies that offer rubber mulch and manufactured wood show costs for our size playground to be around \$10,075 for rubber mulch and \$3,590 for manufactured wood, neither estimate includes installation. It was decided by all that more research is needed.

Security cameras: Patti spoke about security camera Wifi estimates - T-Mobile would be \$50/mo. + a possible free phone for security camera use only. (As mentioned in a previous meeting an estimate for Mediacom is \$65/mo.) Patti will be heading to the T-Mobile store to discuss their offer. Once a decision is made, Mike will hard reset the security cameras.

Flag and Flagpole: All members agreed on the need for a new American flag to replace the current tattered one. Discussion included mention of a new flagpole, but for now, just a new flag. Patti will research and purchase a new flag.

Solicitors: Patti mentioned that issues with solicitors are increasing and would send an eblast out to the community with tips offering options on how to handle them. Clair ordered 2 larger "No Soliciting" signs.

Facebook and Website: Mike said that the new Facebook page is beginning to "gel". Mike is no longer working on the BWV website as Mary Kay has taken on that task and is making progress.

Insurance: Due to the impending storm, there was a very brief discussion on flood insurance and for piers. Clair has been in contact with our insurance provider.

Rain and wind ended our meeting at 7:27pm.

Respectfully submitted by P. Galati, President