



Blackwater Village Association, Inc

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Blackwater Village Assoc, Inc. Board Meeting Minutes – 7/31/2025

Participants: Patti Galati (President), Dan Guy (Vice President), Elizabeth (Clair) Fox (Treasurer), Lisa McAllen (Acting Secretary), Karen Meier (Director), Bob Kestner (Director), Mike Seifert (Director), Bettie Dunkin (special guest), Barbara Sullivan (special guest), Gary Hornbacher (special guest)

Start Time: 6:33 pm

Agenda

Questions for Special Guests

Dan – Vice President

Piers - explain about a lease agreement with DNREC signed on 2017. Will expire in 2027.

Per Gary, history of the agreement. JT Herman on Indian Queen has the most knowledge. The Board was upset with the condition of the marsh and entered into a long term perpetual agreement with DNREC. DNREC had a coordinator who worked with the association as a liaison. The Nature Preserve belongs to DNREC and we need approval from them for any improvements. What is our responsibility for renewal of the agreement? Is it just a formality? DNREC has a monitoring form which they complete every year and someone from DNREC is coming next week. We are now working with John Merrit. He can't start pier work till the fall when the barge can come. DNREC did not see a problem with expansion. Don't know the current status. John Merrit not returning phone calls. Not even sure if anything has been submitted.

Copies of the lease agreement with DNREC were distributed to all shore property owners when the lease agreement was created. One property owner cuts the grass at the dead end and on the sides and should not. Bettie asked if we can plant a pollinator garden instead of the

property owner cutting and maintaining. Where the blacktop ends, the Nature Preserve begins. Per DNREC we can only cut to the blacktop and what creeps onto the blacktop.

We have people that live in the development who are not part of the HOA; one house on Pocahontas and two on Chippiwa. How did that happen? Developer Morris Justice owned property at the end of Chippiwa that he could not build because of absence of a road, so he sold 2 lots privately. They were not sold to the developer of Blackwater Village. These properties don't pay HOA and don't have to adhere to community rules. They don't pay for lighting or snow removal. Our roads are maintained by DelDOT.

What tax forms have been used? Bettie never used 1120 form. Uses 1120-H. 30% tax on interest income.

Patti - President

How were dues last increased 12 years ago? Need 2/3 vote to increase the dues. Gary would like someone to stand up at a meeting and suggest dues increase of \$5 or \$10 a year over time so we don't get hit all at once with a large increase. Betty suggested a \$10 increase.

Barbara Sullivan wants to get rid of lights because she does not find them effective and if we are looking at cutting costs, electrical is a big expense. Per Patti current lights are a compromise between residents who did not want lights and those who wanted lights. We have to live with it.

Dan - Reserve study was done in 2017 based on things done in 2009. Per Gary, the Assistant States Attorney said assume the most expensive item in your reserves has to be completely replaced. Look at how much money is left and determine if there is enough money if the second most expensive item goes. If you still have money remaining at that point, that's a good industry rule of thumb. Per Clair the piers are not on the insurance policy. Per Gary we have liability on the piers. Clair is not sure.

Sunshine/Activities Person Barbara Sullivan suggested a sunshine/activities person. She would volunteer. Perhaps others in the community would also volunteer to bring people together.

Nominations

How do we have an election? New members get announced at the fall meeting. Karen Meier and Tina Kline accepted nominations for the Board position. Waiting to hear back from Cindy Beegle to see if she's interested in the secretary position. Lisa McAllen will reach out to Cindy and Tina Kline to see if they are still interested.

Special guests were thanked for their attendance and excused.

Financials

Clair presented the current budget. Dues mailings were mailed to all owners and also via email to all email addresses on file. Found an accountant, George Luff, to do an audit for us. We are way behind schedule on dues. He would come to our meeting on 8/14 to speak to us about the financial health of our community and make suggestions about dues and reserve study. He will come on 9/13 to the full membership meeting. Clair will see about moving the meeting to 8/21 since Dan is unable to attend on 8/14.

Updates on projects

Mike

Pickleball. One quote received. Mike was asked to get additional quotes.

Patti

Playground update – still under investigation. Manufactured or rubber mulch considered.

End Time: 8:40 pm