



Blackwater Village Association, Inc
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FALL MEMBERSHIP MEETING MINUTES SEPTEMBER 13, 2025

Proof of quorum and Call to order at **10:03am**, we do not have quorum. Welcomed all members and thanked them for attending. Asked that all questions, comments, and concerns be held to the end of the meeting.

Board present: Patti Galati (Pres.), Dan Guy (VP), Clair (Treasurer), Debbie Emge (Director), Mike Siefert (Director), Karen Meier, (Arc Committee).

Absent: Lisa McAllen (Acting Secretary) and Bob Kestner (Director)

- 1. New member welcome:** no new members in attendance
- 2. Secretary's Report:** Secretary absent
- 3. President's Report:**
 - Patti recapped some of the board's accomplishments - dumpster rentals were a big hit. Would like to schedule them every other year.
 - Added a few new "No Soliciting" signs at both entrances. Spoke of the importance of giving feedback to the companies that come into the community with little regard for our no soliciting wishes.
 - Added 2 new stop signs and several stop lines in community to help deter speeding
 - Had the picnic tables stained and sealed.
 - Had the playground equipment powerwashed and added IPEMA certified playground surfacing (pure, toxin free, sustainably grown timber). Shared board's thoughts on wanting to make a positive change to the playground and informed membership of the lengthy process involved with getting quotes from contractors for different types of surfacing materials. Received estimates for poured rubber (\$78,000), recycled rubber chips(\$10,075), manufactured wood chips (\$15,837) and IPEMA certified playground surfacing (\$1,350).
 - On June 19, 2025, the board met with some of the "tweens" in the community to ask them what activities they'd like to have in the community. Pickleball was the #1 item. The board has started to get quotes for pickleball courts. One has been received already for a "combo court" (combining our current basketball court with a pickleball court) The estimate was for \$44,795. More research on that will be done and we may also need to consider a DIY method. The tweens also requested to have an easier way to launch their kayaks from the pier. We were able to accommodate their 2nd request quickly - Dan & Bob devised a set-up that allows for kayaks to be launched without having to lift them over rails.(Patti also mentioned that Dan & Bob have been doing various repairs and maintenance to the piers). A pool was also suggested but initial research of pool costs were \$75,000 to \$125,000 - not including insurance, maintenance, safety items, etc.
 - A CPA is currently conducting a compilation of Blackwater Village's finances. The board met with CPA George Luff on August 21, 2025. In that meeting, it was brought up that

the HOA dues have been the same for 12 years, while in the meantime, everything else has gone up. We experience it on a community level regarding costs of maintenance, operational costs, insurance, utilities, etc. The idea of the possible creation of a new amendment to our by-laws that would allow for a gradual, incremental, (by a small percentage), over time has been introduced. The board has not fully discussed what such an amendment would entail, but we will be working on this to present to the community for a vote. Stay tuned...

- Phragmites spraying set for September, doubled in cost since last application.
- Community picnic September 27. Food and fun for all!

4. Treasurer's Report:

- Clair thanked everyone who paid annual dues on time and/or through Quick Books, mentioned only 9 homeowners have not made payments.
- All back fines incurred by some residents, for various reasons, are now clear. (paid)
- Spoke about the necessity of having a strong reserve for repairs/replacement - HOA is required to have the reserve.
- Clair emphasized that we have a CPA that works with HOAs and is happy about that.
- Mentioned the high electric bills. (Utilities are most communities' biggest monthly cost)
- Talked about the new Quick Books merge that has not been smooth and is having many difficulties with the new Quick Books software that wants to treat BWV as a business and not an organization. Issue ongoing and not resolved. Other bookkeeping software being considered.
- Asked for community members to please fill out the contact information sheet.
- Offered new Board directory.

5. Old Business:

- Dan gave an update on the pier project: Plans that John Merrit submitted to DNREC were initially approved and then in August DNREC rescinded that approval stating that upon further review, the proposed pier updates would be too extensive. So, it's back to the drawing board. For now, just doing repairs and maintenance to allow for safe use.
- Dan reiterated that working with contractors takes time.

6. New Business:

- Dan expressed the need for volunteers to form much needed committees. Our Spring Survey revealed that there are people who would like to volunteer and the board dropped the ball in contacting them. Involvement is needed from community members on committees such as Sunshine, Playground, and Social, just to name a few. Please let us know if you'd like to volunteer.
- We're also seeking help to upgrade/renovate our BWV website and anyone with the tech skills that would like to help us, please contact us.
- An election for Secretary and a Director was not needed - (nominees declined and/or dropped out). Lisa McAllen volunteered as interim Secretary and has volunteered for the

Secretary position for 2025-2027. Karen Meier has volunteered for a Director position 2025-2028.

7. Committee Report:

- Village Green Committee member Cindy Beegle reported on the expansion of the pollinator garden and there are plans to plant flowers around the BWV Map at Shawnee Rd and Feather Ln. Her daughter is a landscape designer and will be donating her time to the project.

8. Open Discussion/Questions:

- Mary Z. expressed concern about properties that are rented and not cared for. Can we get on the owner and make them take an interest? Renters are parking in the yard not the driveway, it just looks bad. Patti mentioned that the CRC's place responsibility on the property owners and we do contact them about their tenants. Kirsten B. stated that most leases have clauses stating tenants must maintain the property and abide by community standards.
- Rose F. is concerned about golf carts and ATVs traveling on the community roads. Discussion about the law ensued. ATVs can not be on our community roads - best thing to do is call police to make a report since our roads are State roads. Patti read the CRC article referring to golf carts and if the golf cart meets **all State requirements** for slow moving vehicles on roads with speed limits of 35mph or below, they are allowed.
- Kathy M. questioned the efficacy of mosquito spraying. It kills more than just mosquitoes and can get into ground water. Mention of mosquito preventative measures eblast that was sent in early summer and that mosquito dunks are still available from the Village Green Committee.

9. Meeting adjourned at 11:54am

Respectfully Submitted,
Patti Galati - President