

Townhomes of Bayshore Condominium Owners Association, Inc.

Council Meeting minutes

April 29, 2023

Meeting called to order by President John Dill at 1:10 PM

All Council members present.

Proof of Notice of the meeting signed by John Sciole, Secretary

No changes to the agenda:

Approval of minutes for February 9, 2023 council meeting: Motion to approve made by JB and 2<sup>nd</sup> by MB; No discussion; Motion passed.

No reports to present at this time.

Motion to elect a new Nominating Committee Chair: John Dill made a motion to nominate John Sciole as the new Nominating Committee Chair since Jeanne Bartlett, Loretta Forsythe, and Mike Bragdon will be up for re-election and John Sciole accepted it; 2<sup>nd</sup> by LF; No discussion; Motion passed.

Unfinished Business:

- Treasurer discussed the structural issue on 32331 Turnstone. Should be finishing within the next 2-3 weeks.
- Issues with previous roofing company: Quality Home Improvement did not finish one building properly and another building where only one out of six units was completed. President sent numerous messages and letters. We sent a final letter and when it all went unanswered, we filed a report with the Financial Crimes Unit. A warrant was issued for the owner's arrest and he was placed under arrest. The Delaware DOJ has decided not to prosecute him. We tried a few other things but it looks like our only recourse might be from his insurance based on the work he didn't do on the Pelican Ct units.

New Business:

- John Dill received a call from Poore's Propane around February 10<sup>th</sup> stating that the company was planning to pull out the underground propane tanks in Bayshore. John set up a meeting with the owner and a few concerned townhome owners. John explained that the COA has nothing to do with any of this but the grounds where the tanks are belong to the POA, so if there are any issues, he would need to work through the POA. The owner said he would be sending letters to the townhome owners in the late spring, but he would let John preview the letters before they were sent out. This did not occur. Instead, Poore's notified the top 8 users a few days ago, and no courtesy notice to John. This issue will be discussed more in the annual meeting coming up after this meeting.

Open discussion of townhome owners.

Motion to adjourn meeting made by MB, and 2<sup>nd</sup> by JB; Motion Passed.

Meeting adjourned at 2:02 PM.

Respectively submitted

John Sciole, Secretary