

Townhomes of Bayshore Condominium Owner's Association Council Meeting February 5, 2020

Called to Order: 7:00pm

Quorum present: John Dill, President: Jane Hoffner, Vice President: Hank Walton, Treasurer; Jeanne Bartlett; Secretary; John Sciole; Member at Large

John Dill called for any changes to the Agenda.

Jeanne Bartlett asked to discuss putting together a welcoming committee for New Home Owners.

Motion to Accept October 10 Minutes By JH Hank 2nd Motion Carried

Management Report: John Dill

Report from October 16 to February 5, 2020

Website still being updated by webmaster.

Received 11 texts/ emails from owners on questions and concerns.

2 Roof repairs, 1 Fascia repair, 2 door replacements and siding repairs

5 By-weekly Community Inspections done. All damages have been repaired or are scheduled to be repaired.

2 resale Certificates were provided for the sellers.

Received bids for painting doors, all trim and calking.

Received bids for Power washing some townhomes and fences.

Received bids to repair the siding from damage caused by Shore Landscaping.

Motion to accept Self managing report JB, 2nd JH Motion carried

Treasures Report: Hank Walton

1 change to the CD's. 1 CD needed to be reinvested as of 1/17/20 in Community Bank. Moved to the Money Market Account and reinvested in a 1 year CD for 1.882 %

Have an on going problem with 2 home owners refusing to pay dues. On going issue.

Motion made to advance the dues for the entire year for Hoffman and the Regan Estate. If we have to go to Court to collect we will do so. JH 2nd JB Motion Carried

Motion made to look into the possibility of the Association buying the house on Osprey and then flipping it. Then putting the profit back into the Association. HW 2nd JB Motion carried

Had a problem with 1 person going directly to M & T Bank to pay their dues on more than one occasion at 2 different branches. The President, Vice President and the treasurer met with M & T. The Bank suggested we close the account and open a new account to stop that from happening again. The Banks advice was taken. The new account was opened.

Great news from our Treasurer. Last year our investments made \$12,313.11.

Motion to accept Treasures report JB, 2nd JH Motion carried

John Dill suggested we have all committee reports and at the end of all reports, make 1 motion to approve all of them. Everyone agreed.

Audit and Up Date Report: Karen Dill

Nominating Committee Report: Jane Hoffner

Repair and Replacement Committee Report: Liz Corley

The board will review the report and get back to the committee

We recognize and appreciate the amount of work, detail, and time and effort the committee spent in developing this report. Job well done!! Thank you.

Motion made to accept all committee reports JH 2nd JB Motion carried.

Unfinished Business:

Have \$12000 tops to spend on our projects.

Have Landscaping budget of \$3500

Ryan Homes Structural Report: Jeanne Bartlett

Have an appointment make with Mike Schaeffer and the engineer on 2/20/20 at 1:00pm

Painting and Trim Report: John Dill

Many bids, separate bids, doors not painted yet, back doors, bump outs, shutters etc.

Driveways: Hank Walton

Will work on drive ways as soon as weather permits. Communicating with the owners that are having the work done.

New Business:

Take care of Painting of doors that haven't been painted first. Do power washing as needed.

Landscaping as weather permits. Have \$500 gift certificate from Maxwell to spend.

Continue to try to gry

Insurance Claim: Jane Hoffner

In the process of changing insurance companys, the new broker found a claim that wasn't ours. We turned this over to the Delaware Insurance Commissioner who suggested that we turn it over to the State Police to investigate..

Motion was made to turn the insurance claim over to the State Police for investigation HW ,2nd JB Motion carried

Shared Expenses: Jeanne Bartlett Have done a lot of research, been to Georgetown, Deeds, Platts, Planning & Zoning Etc. Everyone tells me the same thing. The POA is responsible for the common area. The transition agreement is not valid.

Motion to set up a meeting with 3 representatives from the COA and at least 2 representatives of the POA to try to come to a meeting of the minds of each Association as to their responsibilities by JB, 2nd JH Motion Carried

We received a termination letter from our attorney, Mary Schreiner Fox. Since she worked for Tunnel and Razor for the Developer Lake Placid, we thought there was a conflict of interest because of this. At that point she decided to not represent us any more. We have paid in full her last invoice. We found another attorney, Michael Smith in Seaford DE. We will set a meeting with him to discuss reviewing our Doc's and by-laws to help assess the responsibility's of both Councils as well as making changes to them to use e-mail instead of mail to notice meetings, etc.

Resolution: To prevent using the operating account for unnecessary expenses we need to come up with criteria to thoughtfully decide how to use it and then put it back.

A motion was made to explore how and when to use it and then put back the working capital. HW 2nd JH. Motion carried

Motion was made to form a welcoming committee with Lynn Ruth as the chair. JB, 2nd HW Motion carried

We thank Sharon Goodman for putting together our News Letter. Very informative and professionally done. Thank you.

Open Discussion

Respectfully Submitted
Jeanne Bartlett Secretary

APPROVED 4/16/20