

Townhomes of Bayshore Condominium Association, Inc.
Minutes of April 16, 2020 Regular Council Meeting

Call to order at 7:01pm

All Members present, via Zoom conference, Meeting is being conducted on zoom because of Covid 19 and social distancing restrictions imposed by DE on group meetings

Call for agenda changes, none made, Motion to accept the Agenda as written JB, 2nd HW Motion passed. Proof of Notice recognized by the Secretary and executed.

Presentation of minutes of Feb 5, 2020. No changes or corrections. Motion to accept minutes made by JS, 2nd JB, Motion passed.

Self-managing report: JD See attached, Motion to accept Self managing report HW, 2nd JB Motion passed.

Treasurer's Report: HW See attached, Motion to accept, JS, 2nd JB Motion passed.

Nominating Committee Report: Jane Hofherr

Committee Chair: Jane Hofherr, and Members Jim Beal, Hillary Felinski, Loretta Forsythe, and Lynn Ruth. The committee met twice in March. There are 3 people who have agreed to run for the open positions that we need to fill. Liz Corley, John Dill and John Sciole. A motion was made to nominate all three individuals as candidates for the 2020 election ballot by JB, 2nd HW. Motion passed.

Repair and Replace Committee Report: Liz Corley the committee put together a working draft and presented it to the COA Board at the 2/5/2020 meeting. Several changes were made by the Council and adopted by the committee. A motion to accept the Repair and Replacement committee recommendations was made by JS, 2nd JH Motion passed. The committee was asked to remove the draft so that the rules can be distributed in the next mailing to the community.

Unfinished business:

Door Painting: We have received 3 bids. One for \$100 per door, and 2 for \$85 a door, all bids include w sanding and painting. There is a vendor who really wants the job and we reduced his bid to \$75 a door. After discussion, a motion was made to accept the bid from Celebrity Painting for \$75 a door by JB, 2nd HW Motion passed. The entire job will be \$4950.

Paving Report: Hank Walton: There were several bids. The best one was from Pave master Paving. To pave 13 guest parking area \$ \$15,400. To resurface 27 driveways at the cost of \$27,197. These funds will be distributed for the reserve funds and are in advance of what the reserve study calls for, but in line with the cost. There was a motion made to accept the Pave master bid based on the cost associated with each driveway as referenced in the most recent reserve study review by JH, 2nd JS. Motion passed.

Power washing report: John Dill We had bids only for only portions of houses and fences that needed to be cleaned. 9 sides, 31 fronts & backs, 90 partial portions of fences. Celebrity Painting gave us the best bid. \$4040 total. A motion was made to accept Celebrity Painting's bid by JS, 2nd HW Motion passed.

Community Shared Expenses: John Dill We have been approached by the POA with a bill to pay half of the removal of the willow trees that were removed near the ponds and some irrigation issues. We have

made an attempt at resolution to no avail. We contacted an attorney who is experienced in Real Estate and Land use. He has reviewed all of the Platts, POA doc's COA doc's and by laws etc. He has advised this Council that the "The Transition Agreement" is worthless. There is nothing in either set of Doc's giving the authority for one corporation to bill the other for anything nor is there any authority to split any expense. A motion was made by HW to accept the opinion of the attorney, 2nd by JH. Motion passed.

The attorney's name is Mike Smith of the Smith Law Firm in Seaford DE. We requested a retainer letter from him at our initial meeting, which we now have in hand. A motion was made to accept his retainer agreement and proceed with hiring Mr. Smith to represent our corporation at the sum of \$300 per hour for his services. by HW, 2nd by JH Motion passed.

New Business

Resolution to appoint an Assistant Treasurer: Because we no longer have a financial committee and no one has come forward to be on the committee our attorney recommended we appoint an officer of the corporation to assume the form 50 agent responsibilities. By resolution of the Council we appoint Karen Dill as our Assistant Treasurer. She is experienced in filing JP complaints, and is up to date on all of our finances. AS assistant treasurer she would also be our Form 50 agent. JD opted out of the discussion as KD is his wife. Resolution will be drafted, executed and posted to the website.

Covid-19: A member made an inquiry about us reducing this quarter's assessment because of Covid 19. During discussion regarding reducing fees Council agreed it would not be prudent to make any reductions as we ourselves are not experiencing any reduce of fees or services to pass on. A motion was made to help members as best we can, on a case by case basis, by accepting smaller more frequent payments, and waiving penalties and interest should their hardship be caused by the COVID virus. by JB, 2nd HW Motion passed

We want to push our May 21st Annual Members Meeting to the first 2 weeks in June, or later if need be because of Covid -19 restrictions. A motion was made to push back our May meeting to the first two weeks in June or later if need be. by HW, 2nd JH. Motion passed.

Open for discussion

Meeting Adjourned at 8:37pm

Respectively Submitted,
Jeanne Bartlett COA Secretary