

**Minutes of the
Sea-Wood Estates
HOA Yearly Meeting (DRAFT, UNTIL APPROVED ON 2/22/25)
February 10, 2024
Via Zoom**

The 2024 Annual meeting of the Association was called to order at 11:07 am via Zoom. Attendance was taken as people arrived; a quorum was present, including Board members: Jackie Dorney, (President), Cam Fitzgerald (Vice President), Kevin O'Brennan (Treasurer), Joan LeLacheur (ARC), and Cindy LaBlanc (Secretary). There were a total of 14 attendees counted at the annual meeting.

Last Year's Meeting Minutes (Feb 2023):

- Minutes of the 2023 meeting were read, reviewed and approved.
- Motion to accept by Cam Fitzgerald and Kevin O'Brennan.

Treasurer's Report:

- Kevin O'Brennan's (Treasurer) gave the treasurer's report and it is posted on the Sea Wood Estates website under Informational Files - Budget 2024 - Expenses by Vendor Summary.
- Budget vs. Actual was also reviewed.
- Discussed any increases for the new budget.
- Motion to accept by Jim Richards and Cam Fitzgerald.

Report of Committees:

Architectural Review Committee (ARC):

- Joan LeLacheur is the chair and gave the ARC committee report.
- Nothing major is in progress and just minor things in progress and approved.
- Reviewed the projects that were approved and executed with homeowners.
- We need a homeowner to volunteer to be on the ARC committee, as this is usually two people. Carmel Walters will join Joan on the ARC committee, and Joan will connect with her.
- Request to homeowners to send any ARC requests to Joan.
- Motion to accept by Jackie Dorney and Cindy LaBlanc.

Grounds, Landscape (& Roads) Committee:

- Joe Florio asked what the services of Yardscapes include. It is as follows for common & front entrance areas:
 - Mowing & maintenance, weeding, spraying, fertilizing, bush trimming, cleanup, etc.
 - New Flowers each year at entrance
- Front posts being taken out and fixed. (from hit & run damage). Joe Florio is going to fix.
- Potholes were filled but need continuous maintenance as they periodically pop out again in the same places as repaired. Joe Florio recently repaired the worst potholes in front of 18468 & 18535 of Seashell Blvd. (Location is lower in elevation so likely a factor because of rain and moisture in soil which then plays a part in creating potholes.)

- Joe Florio mentioned that while we can repair potholes periodically for now, the roads may need re-paving in about 8 years. We will need to discuss this further and talk to experienced pavers to determine a plan for the future and when that might be the correct time.
- Discussion on possibly another road assessment in Sept 2024 because otherwise we may not have enough funds for future road repaving.
 - Jim Richards mentioned that if we don't have enough, it often can be financed through the paving company.
 - Alexander Nesci asked if repaving the roads would require a vote. Kevin O'Brennan answered that a $\frac{2}{3}$ vote is necessary. Kevin said we (the HOA) would send out a letter on something so expensive to ask for votes, should this become an issue in the future.
 - Kevin O'Brennan will put a note in the garbage letter about the assessment which is going to the roads. We then voted on what to have for the annual road assessment. There were 14 attendees and the majority voted (11 total) for \$600 to be assessed in Sept 2024. Motion to vote & accept by Jackie Dorney and Cindy LaBlanc.
- Joe Florio mentioned that having a healthy reserve as a goal helps current homeowners to have a better selling point, when they choose to move.
- Discussed snow plowing status. Jackie to make calls to get a good plowing company. Note: They will not come to plow if accumulation is less than 3". There was some discussion about applying salt to the front entrance, as needed. It was agreed that we will have it done, keeping in mind that the salt mixture is hard on the roads, the entrance area is the priority.
- Cam Fitzgerald is staying on the "roads" subcommittee and Joe Florio will join him.
- Motion to accept by Jackie Dorney and Cindy LaBlanc.

Social Committee:

- Yard Sale 2024: 5/18/24 (with rain date: 6/1/24)

New Business:

- Discussed positions within the HOA. Joe Florio has expressed a desire to fill/replace a position; So he will replace Cam Fitzgerald as Vice President, effectively immediately.
- No one else has expressed a desire to become a board member, so we'll continue with the other current HOA board members.

Other Business:

- Please consider using our website: www.seawoodestates.com there is a wealth of information on up-coming events, trash removal schedules and file downloads.
- Mediacom internet / cable service: We talked about how currently Mediacom is our only option. The HOA board has looked into this and for now, this is the case. Mediacom has made some adjustments and service has improved some. If anyone has issues, call Mediacom directly and they'll come out and assess individual situations/issues.
- Discussed how to get a street light replaced if blown out: Get the # off the pole and call DEC (Delaware Electric Co-op) and they will replace blown out or dim street light bulbs.

Wrap-Up:

- There being no further business, the meeting was adjourned at 12:12pm with motion by Jackie Dorney and Kevin O'Brennan.

Respectfully submitted, Cindy LaBlanc, Secretary