



RBVCC POA Board Meeting

Attending	Andy Staton (President), Eddie Engles (Vice President), James Mease (Treasurer), John Bator (Secretary), Will Freshwater, Doreen Dilorenzo, Lisa Evans
Not Attending	Anthony Bozzi, Jonathan Kurgansky
Guests	Samantha Setzer, Seascape
Date / Location	May 25, 2022 via Zoom

Call to Order

The meeting was called to order at 6:00 p.m.

Review and Approval of Minutes of the 12/7/21 Board Meeting

Due to a technical issue with Zoom, we were unable to obtain a recording of the meeting in order to create the minutes. It was noted that no items of material importance were discussed though.

Treasurer's Report

Jim provided the following Treasurer's report:

1. Three reports will be distributed at the Annual RBVCC POA meeting in June.
(1) Balance Sheet (2) Budget vs Actual (3) Proposed 2023 Budget
2. All reports will be as of a date in June to be determined by Sam and Jim, for now May 15.
3. HOA dues for 2023 will remain @175.00 and will be due no later than January 31, 2023.
4. An e-mail invoice will be forwarded to all with e-mail addresses on file and a paper invoice mailed to all others.
5. Of the \$175.00 fee, \$165.34 will be operating and 5.5% or \$9.66 will go to the Reserve account.

6. This is year 2 of our 3-year current Seascope contract which is \$21,606.00 annually (277 x \$6.50 = \$1,800.50 per month x 12 months = \$21,606)

7. Seascope will move all three operating accounts (Checking, Reserve and Bond) to the South State Bank as we move to the new CINC accounting software.

Every member should have received an e-mail titled *Seascope Software Transition* dated Apr 29,2022.

This is where property owner accounts need to be setup so future invoices and other historical payment information pertinent to their account can be accessed.

We will have credit card capability for payment of future POA dues beginning in 2023 as well as other type payments once the new CINC software is operational.

8. Current Financial Statuses as of May 15th, 2022

Checking account: \$59,108.09

Bond Account: \$ 7,012.00

Reserve Account: \$ 34,355.80

May delinquencies

We have eight delinquent accounts as of May 15, 2022

1 is a bankruptcy for \$1,34.25 and 7 current year @ \$175 each (totaling \$1,225) for a total of \$2,259.25. **Will need to update closer to Jun meeting date for latest status.**

Feb 42 of 277 or 15%

Mar 23 of 277 or 8.3%

Apr 8 of 277 or 2.8%

May 8 of 277 or 2.8% **Will need to have June figures before meeting**

May 15 Budget vs Actual Report:

We closed out 2021 with **\$34,714.37 in Checking Account \$4,120.00 in Bond Account and \$31,765.87 in Reserve Account.**

Our Income tax return was completed and signed on February 17, 2022.

We have three over budget accounts:

1. Accounting: due to \$116.00 in bank fees that need to be credited back to us. There is a continuing problem with bank produced reports. Seascope is working to rectify.

2. Legal: Total invoices were \$582.75 over our budgeted amount of \$4,000.
3. Snow Removal: Budgeted \$1,000.00 and we have already spent \$1,698. More charges could be forthcoming during Oct -Dec 2022 timeframe.

(Neighborhood voted to keep this amt low in 4/5 years ago to allow dues to remain low and use Reserve Funds if it becomes necessary since we receive a 75% reimbursement from the state for our snow removal expenses.

Seascape submission for reimbursement occurs during July timeframe each year.)

We have been able to cover the 1-3 thousand dollar amounts over budgeted with existing checking balances and will be able to continue this practice for the foreseeable future.

4. While not currently over budget we have regularly gone over in our Total Maintenance-Building Common Element due to Dog Station expenses. In 2021 we budgeted \$2,800 and were billed \$4,373.50 for \$1,573.50 over budgeted amount.

We increased our budgeted amountt for this account to \$3,920 for 2022 and continue monitoring for ways to reduce our dog station costs.

We currently have 3 stations emptied 2 X monthly @ \$45.00 for \$90.00 monthly charge x 12 months for \$1,080 annually.

However it has been necessary to have stations emptied more frequently some months thus costing more.

5. We eliminated our water bill when we moved our sign to the Kingsbridge Island. Was generally between \$400-600 annually.

Management Report

Samantha mentioned that letters calling for board nominations were mailed out to all property owners, and that as of today we have only received one nomination. Andy asked Samantha to please send an email to the community reminding them about the number of open board positions that need to be filled. Samantha also confirmed that date of the annual POA meeting (6/25) and there was some discussion about whether to hold the meeting virtually again this year, or plan for an in-person meeting. The board was mostly in favor of holding an in-person meeting this year, however a meeting space would still need to be secured. Andy agreed to reach out to Kings Creek Country Club and Rehoboth Beach Yacht and Country Club to inquire about reserving a meeting space. As of the writing of these minutes (6/1), Eddie was able to reserve meeting space at KCCC for the annual POA meeting on 6/25.

President's Report

Andy noted that there was nothing of significance to report since the prior meeting.

Committee Reports

Covenant Committee

Nothing to report at this time. Eddie noted that the committee will regroup next year to begin work on the "S Section" update.

Architectural Review Committee

Will mentioned that this Spring has been very busy with several renovation projects and new builds, but all projects have been completed or are proceeding without any issues.

Common Area Oversight Committee

Doreen reported that our contract with our current landscape contractor has been renewed, and that at this time all common areas have been cleaned up and mulched.

Technology Committee

Samantha provided a report on the new payment portal, and noted that Seascope Interactive (which will eventually replace our existing community website) will launch in 3-4 weeks. The cost for RBYCC to participate in Seascope Interactive will be offsite by not having to pay for Quickbooks going forward.

Social Committee

Nothing to report at this time.

New Business and Board Suggestions

There was some discussion about the potential number of open board positions that we may have, including several officer positions. The board agreed to reach out to neighbors in the community and encourage them to volunteer for the coming year. As of the writing of these minutes (6/1), Seascope has received a total of six nominations for board positions.

Adjournment

A motion was made and passed to adjourn the meeting at 6:55 p.m.

Respectfully submitted,

John Bator
Secretary, RBYCC POA

RBYCC POA is managed by:

