



RBYCC POA Annual Meeting Minutes

Attending	Andy Staton (President), Eddie Engles (Vice President), James Mease (Treasurer), John Bator (Secretary), Will Freshwater, Doreen Dilorenzo, Lisa Evans, Anthony Bozzi
Not Attending	Jonathan Kurgansy
Guests	
Date / Location	June 25, 2022 / Kings Creek Country Club

Call to Order

The meeting was called to order at 10:00 a.m.

Roll Call – Verification of Quorum

Seascope verified that with the number of proxies mailed in, we had enough to constitute a quorum.

Proof of Notice of Meeting

Seascope verified that the meeting notification was sent to all property owners via USPS and email.

Approval of June 26, 2021 Annual Meeting Minutes

A motion was made, seconded and passed to approve the minutes without any changes.

Officers and Directors Report

President's Report: Andy mentioned that it has been a fairly low-key year for the POA. Our finances are in order and there is no recommendation for a dues increase this year. He went on to say that Jim will provide a Treasurer's Report followed by the committee reports. Andy asked Autumn "Flick" Flickinger from Seascope to provide an update on our new payment portal (CINC). Flick mentioned that our portal has been established and that every property owner should have received a letter with instructions to set up their account, and that they should do that now if they haven't already. Property owners will be able to see their payment history and also pay their 2023 dues using the new portal. She noted that a small convenience fee is charged by CINC for credit card payments and bank account debits. Property

owners may still pay their dues by ACH withdrawals or by mailing in a paper check. A question was asked about the ability to pay for other things via the portal, such as yard waste stickers. Flick responded that the portal will be for dues payments only.

Treasurer's Report: Jim provided a summary of the proposed 2023 budget.

- HOA dues will remain at \$175 per year, with \$165.34 going to the operating account and \$9.66 going to the reserve account. Dues are due by Jan. 31, 2023.
- 2023 will be the last year in the current Seascape contract, so we will need to begin the process of renewing it or searching for a new property management company over the coming months.
- All three accounts (operating, reserves, bond) are in the process of moving from M&T Bank to SouthState Bank.
- Currently there are six property owners who are delinquent on their dues. We will begin the process of preparing liens on those properties.
- This past year we had two line items that were over budget (legal and snow removal). The overages will be paid out of our reserves.
- In 2023 we will be increasing the budget for two line items (dog waste stations and street sign maintenance). We will be decreasing the budget for three line items (accounting, insurance and landscaping).
- A motion was made, seconded and passed to approve the 2023 budget without any changes.

Election of Officers and Directors

Before the announcement of new board candidates, a request was made for the current board members to introduce themselves. Each board member provided a brief introduction including their name, address, and years/positions served on the board. Andy noted that several current board members will be cycling off the board (Eddie, Will and John), and then went on to announce the new candidates, as follows:

- President: Andy Staton
- Vice President: Doreen Dilorenzo
- Treasurer: James Mease
- Secretary: Steven Cremen
- At large: Mike Behringer
- At large: Matt Tobak

A motion was made, seconded and passed to elect the new slate of board members.

Unfinished Business

There was no unfinished business to discuss.

Committee Reports

Covenant Committee: Eddie provided a history of our covenants situation and creation of the covenants committee for any new property owners who may not be aware. He noted that the two main goals of the committee are to: 1) create a strategy for dealing

with the legal challenges involved in reinstating/updating our bylaws and covenants, and 2) how to most effectively listen to the needs and wants of the community regarding our covenants. He went on to explain that there is a 10-year cycle for updating the bylaws for each of the two sections (S and C) in our POA. This year, the C section voted successfully to amend their portion of the bylaws to allow changes to be made to the covenants every year. We also changed the calculation for voting to one vote per lot. We got 50% + of owners to sign the proposed amendment, and they were filed with the county. The S section will start their process in late 2024. Eddie mentioned that he will continue to work on this covenants process after taking a year off the board. He explained that the S section will go through the same process that the C section did. He anticipates that in 2025 we will bring back a new set of covenants to this POA. Surveying shows that the overwhelming majority of owners want to reinstate the old covenants that we used to live by. A comment was made that the board is represented by the S section only, and how we might get the C section represented on the board. Andy noted that that we have tried to get C section representation and we will continue to try, but that the S section is the most active section of the POA. Some discussion followed around what we're trying to accomplish with this process and if we intend to use fines to enforce the new covenants if/when they are passed.

Technology Committee

Andy noted that Seascope already provided a technology update earlier in the meeting (CINC) and that there was nothing further to report.

Architectural Review Committee

Will explained that it was a busy year for new construction and renovation projects. He noted that most projects went smoothly and thanked those who submitted applications properly and worked with the committee to finalize their projects.

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.

Andy mentioned that a new ad-hoc committee of sorts has been formed, led by Howard Cyr (former board secretary of many years), to document the history of RBYCC, and invited Howard to provide an update on his work. Howard explained that he thinks it is important to chronicle the history of our community, and asked all property owners who may have documentation or literature to provide context around any aspect of RBYCC to please send him copies. For example, how was the name derived? Why are all of our street names British? How did a real estate developer based in Florida come to acquire this land and develop it? Everyone in attendance agreed that it is a good idea to document the history of our community. Howard provided his email address (howard@cyr.net) for where any documentation may be sent.

New Business

A question was raised about the possibility of merging the S and C sections. Eddie explained that the board has considered that in the past, and went on to explain the heavy logistical lift and impracticality of doing so.

Another question was asked about the possibility of adding a new covenant about not allowing the clear-cutting of lots when they are being developed for a new home. Will explained that the board does not have the legal authority to enforce that even if we added such a covenant because we are located in Sussex County which does not enforce that. He noted that previous and current boards have had conversations with property owners around attempting to preserve at least some of the mature trees on their lots when they are clearing it for construction, and that sometimes those discussions are successful and sometimes they are not, as we have seen recently.

A question was asked about how we might alert property owners about urgent issues. Seascope mentioned that the new Seascope Interactive platform will solve for that.

A comment was made about the continued speeding that is happening on Kingsbridge and what we can do about it. Andy mentioned that certain communities, such as Kings Creek, have privately owned roads and they can do whatever they want to limit speeding as long as the property owners approve of it. But in RBYCC the roads are owned by DELDOT and getting speed limiting devices implemented is extremely difficult. Andy mentioned he will speak with Pete Schwartzkopf, who lives in the community, about possibly bringing back electric speed warning signs, at least during the busy summer months. Seascope will look into adding an additional speed limit sign for incoming traffic on Kingsbridge.

A comment was made about mosquito spraying by the county, and that when contacting Seascope about it, they were told the board prohibited it. Andy explained that this was not the case and made a motion to have Seascope look into it with Sussex County. The motion was seconded and passed.

Adjournment

A motion was made, seconded and passed to adjourn the meeting at 11:14 a.m.

Respectfully submitted,

John Bator
Secretary, RBYCC POA

RBYCC POA is managed by:

