



RBVCC POA Board Meeting

Attending	Andy Staton (President), Eddie Engles (Vice President), James Mease (Treasurer), John Bator (Secretary), Will Freshwater, Doreen Dilorenzo, Lisa Evans, Samantha Setzer (Seascape)
Not Attending	Anthony Bozzi, Jonathan Kurgansky
Guests	
Date / Location	July 22, 2021 / Kings Creek Country Club

Call to Order

The meeting was called to order at 6:00PM.

Review and Approval of Minutes of the Information Session on 6/26 (info session) and the meeting minutes of 5/19/21

The minutes of the April 19, 2021 board meeting minutes were approved. However Eddie noted that he was marked as “not present”, although he actually was present.

There was no need to approve the minutes from May 26th informational session.

Management Report (Seascape)

Samantha noted that she has been working with Jim to prepare the 2022 budget, and that Seascape has updated the website and email distribution lists with the new board members. She also mentioned that she, Andy and Jim will need to go to the bank together in the coming weeks to update our account, replacing John Cikota with Andy as the POA president.

Samantha noted that the routine community drive-arounds have resulted in two letters being sent out for tall grass, and one for a mailbox that had been knocked over. Will suggested that Seascape utilize email vs. paper mail and cc: the board for any such notifications to residents so that the board is aware of these issues. Samantha agreed that any future notifications will be sent via email if there is an email address on file. There was some discussion around a property with broken-down vehicles parked in the driveway. Some neighbors have complained about them. Samantha noted that it is illegal to park vehicles with expired registrations in plain sight, even on private property, in Delaware. She explained that Seascape does send letters to residents in these cases. There was some discussion about whether the board can or should take any

action in this case. Will offered to investigate the situation and come back to the board with more information.

President's Report

Andy started off by mentioning that he is excited to be acting as POA president and that he is looking forward to working with the new board. He went on to say that he wants this to be a working board, engaging with homeowners to address concerns and proactively working on initiatives to make RBYCC the best community possible for all of us to enjoy. He asked all board members to read and be very familiar with the original enforceable covenants in an effort to avoid conflict that may arise due to confusion between those covenants and the amended covenants that are no longer valid. Andy concluded by noting that, as this was the first meeting of the new board, he had no further updates.

Treasurer's Report

Jim noted that all our accounts are in good standing. The balances are as follows:

- Checking: \$49,464.31
- Bond: \$ 7,305.00
- Reserve: \$29,117.20

Jim went on to mention that six letters were sent out for delinquent dues payments. As a result, all delinquent dues payments have been received except for one. A lien was placed on that property on July 2nd. Finally, Jim noted that we have \$4,000 in the budget for legal expenses, and that we've only spent approximately \$200 to date.

Committee Reports

Architectural Review Committee

Because the prior chair of the ARC is no longer on the board, a motion was made and passed to nominate Will Freshwater as the new chair of the committee. Will accepted the nomination. He went on to mention that we currently have only one open application, for the development of the lot at 2 Kingsbridge Rd. This prompted some discussion regarding the application process, and whether Seascapes should continue to act as the primary recipient of applications, or if the board should take on that role. Samantha mentioned that if Seascapes doesn't get a response for application packages that were submitted incompletely, they will sometimes solicit the board/ARC for help in reaching out to those applicants. The board unanimously agreed that Seascapes should continue their usual process, which may be defined and refined by the ARC.

Covenant Committee

Eddie reminded the board that the time has come for homeowners in the C section to sign and return the amendment to the covenants to move from a 10-year window to a 1-year window to make changes. He explained that our attorney has drafted the resolution for the motion and it is ready to be sent to those homeowners. Eddie mentioned that he

will circulate the draft email to the board for review before it goes out. Eddie explained that we have until December to file and demonstrate that 50% +1 of homeowners voted in favor of this change. Eddie suggested that we send out this communication and the amendment by email first, and that we can send it out via hard copy in the mail or even go door-to-door if we don't get the required signatures. Finally, a motion was made and passed to change the name of the committee to the Covenants and Bylaws Committee.

Common Area Oversight Committee

Doreen mentioned all is going well with the new landscape company so far, and that they are going to start doing some weeding in the medians at the Kingsbridge entrance and along Buckingham. She also mentioned that she will be working with Samantha in the coming months on a new contract for next year.

New Business and Board Suggestions

Andy suggested that, based on discussions that started with the previous board, we might want to consider establishing a new set of committees.

Technology Committee

A motion was made and passed to establish a Technology Committee and nominate John Bator as the chair. John accepted the nomination, and mentioned that two initiatives he is interested in pursuing are: 1) improving communications among the board members, and 2) enabling a method of paying for our annual dues (and potentially other things such as yard waste stickers) electronically. Samantha noted that Seascope is about to roll out a new service called Seascope Interactive. It is an app similar to NextDoor, where neighborhood residents can post comments, list items for sale, promote community events, etc. When the demo is posted on YouTube, Samantha will send out a link to the board. Regarding making dues payments electronically, Samantha noted that to make this capability available to the neighborhood, it would need to involve Quickbooks for accounting purposes, and there are fees associated with that. The decision was made to table this conversation for now, and let the committee do some further research into the options available to us. There was some discussion about forming a communications committee, but it was decided to roll communications initiatives under the Technology Committee.

Social Committee

A motion was made and passed to establish a Social and Welcome Committee, and nominate Doreen as the chair. Doreen accepted the nomination. Andy mentioned that he has already talked to all neighbors in the cul de sac at the end of Kingsbridge about doing a block party, and everyone was receptive to the idea. Lisa and Jim volunteered to join the committee.

Board Meeting Schedule

The board agreed that meetings should be held monthly through the end of the year, excluding December. The fourth Thursday of each month seemed to work for all board members in attendance, except for November due to the Thanksgiving holiday. There was some discussion about whether to hold future meetings in person, virtually, or a

hybrid option. It was decided that we should offer the option to attend future meetings either in person or virtually (for board members and any homeowners interested in attending). Samantha noted that we can use Seascape's GoToMeeting account for anyone wishing to attend virtually. The meeting schedule for the remainder of 2021 will be published on the website.

Eddie noted that we have one open complaint that came in by email about short-term rentals. He explained that we have reached out to our attorney about if and how the board should take action. We are currently awaiting her response. Some discussion followed about the need to establish a process for taking in and handling complaints. There was also some discussion about property maintenance, including the parking of vehicles on lawns, and whether the board can and should establish some standards in that regard. Such standards were in the covenants that are no longer in effect. It was decided to table this topic for now and revisit it during a future meeting.

Adjournment

A motion was made and passed to adjourn the meeting at 7:02 PM.

Respectfully submitted,

John Bator
Secretary, RBYCC POA

RBYCC POA is managed by:

