



## **RBVCCPOA Meeting – August 8, 2020**

**This meeting of RBYCC POA Board was held as a Zoom session because of the restrictions from the State of Delaware limiting meetings. Thanks to Eddie Engles and John Cikota in arranging the Zoom session.**

**Board members** John Cikota, President; Andy Staton, Vice President; Howard Cyr, Secretary; James Mease, Treasurer; Eddie Engles; John Bator; Doreen DiLorenzo, and Will Freshwater. Samantha Setzer, Seascope Property Management, also participated.

**Meeting** called to order at 10:00 am. The minutes from our meeting on June 27, 2020 were approved with two editorial changes.

**Treasurer's report** Jim Mease gave a detailed Treasurer's Report and indicated that the POA is in good financial standing.

Jim suggested that the Board set up two special meetings in which detailed discussion about our finance would take place. This suggestion was made into a motion, which passed. The meetings are to be held October 22 and May 13.

Our insurance expires at the end of this year, and Jim asked Seascope for copies of the solicitations for insurance coverage.

A copy of the Treasure's Report can be obtained from Jim or from Seascope.

A motion was made and passed to set up an Executive Session (Board members only) at our next meeting to discuss the renewal of our contract with Seascope. Prior to that meeting, a committee of three (Eddie Engles, Will Freshwater and Jim Mease will examine the specifics of the contract and come up with recommendations for the whole Board.

Jim Mease asked Samantha (Seascope) to provide a list of all contracts and their expiration dates.

### **Management report**

Seascope looked into having a contractor clean up downed trees and limbs after tropical storm Isaiah. They found that it would cost around \$2000 and take 10 hours. Obviously, we did not take this step. A few days after the storm, the neighborhood looked as if most debris has been removed.

John Cikota suggested that a list of possible contractors for dealing with downed trees and branches be put on our website.

### **Covenant Committee**

Eddie Engles gave an update on work being done on making sure our covenants are approved in a legal manner. He described the procedure which is complicated by the fact that two different parts of our community have to approve, or amend, our covenants on two different dates. The "C" section will deal with these procedures in 2021 with 6 months in which to vote and the "S" section will do the same in 2025.

One major proposal is to change the way votes are counted. According to the present covenants, homeowners have a weighted vote based on the amount of land owned. The new proposal will give each household one vote and not use the weighted land mass approach. Over fifty percent of voters must approve this approach.

### **Building Improvement Committee**

Mark Lane gave a report for the Building Improvement Committee. He and others have had some interaction with contractors about working on Saturdays and also about start and finish times for work. It was reported that some contractors were doing work on Sundays. Mark said to contact him if that happens and he will deal with it.

A motion passed that we formed a Welcoming Committee for new home owners and Doreen volunteered to be chairman of that committee. In addition, the committee would go over the covenants with the new owners and answer any questions..

Mark reported that some homeowners with pools want to have their pool equipment located outside an enclosed fence. He has been successful in getting those owners to locate pool equipment within the fenced area.

John Cikota and Mark Lane toured the neighborhood and made a list of violations, such as having a boat trailer on their property. Letters went out to the violators.

Political signs can be placed on our property. This is a right protected by the first amendment. It may be possible to limit the size of political signs, but that needs to be verified.

**New sign at Kingbridge Road entrance** John and Mark have been working with the Great South Beach Improvement Association which owns the property at the entrance to Kingsbridge Road to remove our sign and to erect a new sign in the traffic island on Kingsbridge Road.

John and Jim stated that it will cost about \$21, 000 to remove the old sign and erect a new sign in the traffic island..

Mark has proposals for two possible signs. One proposal from Rogers and the second from Quillen.

The Delaware Department of Transportation (DelDOT) balked about erecting a sign along Country Club Road directing traffic to RBYCC Clubhouse. If necessary, John asked Andy for help in approaching Pete Schwartzkopf to help us if we would like to try again for this kind of sign.

Eddie Engles volunteered to use Survey Monkey to solicit opinions from POA members as to their preference for the two designs submitted in proposals. This solicitation will be done electronically. Because of costs, mailings will be kept to a minimum.

Andy, Mark and John will work on a plan to get the electrical workings disconnected and removed from the old sign.

## **New Business**

Doreen DiLorenzo and Will Freshwater volunteered to monitor work being done by Executive Lawns to assure that work is being completed according to normally acceptable gardening standards. Samantha of Seascape will tell Executive Lawns to contact Doreen to establish times for Doreen or Will or both to oversee that work.

Samantha (Seascape) and Jim Mease reported that our budget has been audited and no problems found.

Samantha reported that storm drains were inspected before Tropical Storm Isaiah and found no problems with clogging.

A motion passed to invite POA members in addition to Board members to participate in our Zoom meetings. Eddie Engles will put the agendas on our website before the meetings and asks the members contact Seascape or Eddie to get instructions.

It was decided that there was not enough time to thoroughly discuss new areas of concern that Board members had proposed that would cover **Financial Planning, Communications, Use of Technology, Succession Planning** and **Common Area Oversight**.

**Adjournment** The meeting was adjourned at 11:10 am.

Respectfully submitted,

W. Howard Cyr  
Secretary, RBYCC

RBYCCPOA is managed by:

