**Minutes of the**

**Sea-Wood Estates**

**HOA Yearly Meeting**

**February 18, 2023**

**Via Zoom**

The 2023 Annual meeting of the Association was called to order at 11:00 am via Zoom.   Attendance was taken as people arrived; a quorum was present, including Board members: Jackie Dorney, (President), Cam Fitzgerald (Vice President), Joan Lelacheur (ARC), and Cindy LaBlanc (Secretary).

**Last Year’s Meeting Minutes (Feb 2023):**

* Minutes of the 2022 meeting were read, reviewed and approved.
* Motion to accept by Joan Lelacheur and Cindy LaBlanc.

**Treasurer’s Report:**

* Jackie Dorney (President) gave the treasurer’s report in Kevin O’Brennan’s (Treasurer) absence.  and it is posted on the Sea Wood Estates website under Informational Files - Budget 2023 - Expenses by Vendor Summary.
* Budget vs. Actual was also reviewed.
* Discussed possible increases for budget.
* Motion to accept by Jim Richards and Mr. Lugos.

**Report of Committees:**

**Architectural Review Committee (ARC):**

* Joan Lelacheur is the chair and gave the ARC committee report.
* Reviewed the projects that were approved and executed with homeowners.
* Joan is working with the homeowner on the details of the new house build.
* Joe Florio needs a new patio and is working on the details involved with the ARC request with Joan.
* We need a homeowner to volunteer to be on the ARC committee and this is usually two people. No one volunteered, so Joan will continue to be the focal point.
* Request to homeowners to send any ARC requests to Joan.
* Motion to accept by Jackie Dorney and Cindy LaBlanc.

**Grounds, Landscape (& Roads) Committee:**

* Cam Fitzgerald is the acting chair.
* Cam updated plowing status.
* Mr. Lugos wants to know about plowing contractors possibly messing up homeowners’ lawns. Mr. Lugos will look into and let us know if there are any issues and then we’ll communicate to other homeowners.
* Roads are going to be a large expense and need to be replaced in the next few years.
* Discussed future road re-paving: Estimated that will cost about $292,400 for 2” resurfacing.
* Discussed rubber seal for temporary fix.
  + DelDot may know who to get for patching (Mr. Lugos to look into)
* Brought up that we need volunteers for the “roads” subcommittee. (Jim Richards volunteered).
* Paul Nesci brought up possibly replacing current street light bulbs with new and brighter bulbs.

**Social Committee:**

* Yard Sale 2023: September 9, 2023 (with rain date: 9/16/23)

**New Business:**

* Discussed positions within the HOA. No homeowner has expressed a desire to fill/replace a position. No one is stepping down, so we’ll continue with the current HOA board members.

**Other Business:**

* Please consider using our website:  [www.seawoodestates.com](http://www.seawoodestates.com)  there is a wealth of information on up-coming events, trash removal schedules and file downloads.
* Mediacom internet / cable service: Talked about doing a petition to Verizon Fios to request that they offer service to our community given the complaints about inconsistent reliable service that Mediacom currently provides. Currently Mediacom is our only option. (Stacy Swann)

**Homeowners’ Main Complaints:**

* Parking on grass. Homeowners, guests and contractors.
* Contractors often parking on a neighbor’s lawn. It is requested that homeowners be cognizant of this issue and ask their contractors to stay off the grass.
* Glass broken and stray trash around garbage bins when garbage trucks come.
  + Homeowners need to sweep up any glass or debris as pets and people can be injured when walking by the homes.
* People and bus drivers’ often are driving over the front entrance landscaping. (Jackie Dorney to look into possible solutions.)
* Garbage bins need to be out of sight from the roads.
* All dog poops need to be cleaned up in front yards, even those of homeowners’ own dog(s). Special emphasis on common areas shared by walkers, which includes the 6 ft border around a homeowners’ front yard.

**Wrap-Up:**

* There being no further business, the meeting was adjourned at 11:57 am with motion by Jackie Dorney and Cam Fitzgerald.

**Respectfully submitted,** Cindy LaBlanc, Secretary