

Pilot Point Board of Directors

November 9th Board Minutes

11/23/2019

1. Notice of the meeting was given on 10/15/2019, the meeting was attended by Board Members Ron Lee, Roger Campbell, Ed Kingman, Bill Ballard, Vince D'Anna and briefly by Ted Hickey. The meeting was held at the Lewes Public Library and started at 1:00 PM
2. Ed Kingman handed out draft minutes of the April 27th pre Annual Meeting Board meeting .Roger found an omission of not including the resolution of "who is an Owner" Ed said he would seek a correction and send it out to all Board members.
3. Pilot point has several boats and trailers in the boat parking lot without registration. This caused an overflow of boats during the summer. A detailed discussion ensued regarding options to cure the problem. After a prolonged discussion there was a general consensus that PP would try the least administrative approach and if the current situation was not remedied then possibly a fine and removal will be considered at a later time. The objective is to remedy the situation before the summer of 2020.
4. Ron and Ed discussed the plan to resurface the parking lot. Ron noted that the proposals received appeared different and it was clear we did not have the expertise to spend in excess of \$150,000+ without the appropriate specifications. Ed proposed that we seek an asphalt consultant to inspect our property and make recommendations and draft specifications. Before hiring a consultant the consultant proposal would be sent to the Executive Committee for approval.
5. The issues of sidewalk lighting were discussed. It was agreed that the current solar test lights be extended to other areas for additional owner comment. The current test lights are commercial grade and cost in the neighborhood of \$20 apiece. It was noted that if a suitable solar solution could be found it would be dramatically less costly than a wired solution.
6. The replacement items identified for 2020 are the parking lot resurfacing and the tennis court walkway.
7. Roger gave a financial presentation noting our results are strong.
8. Ed noted that DENREC sent letters to owners from the Roosevelt inlet to the Dairy Queen discussing boat removal and sand fencing. Pilot Point did not get such a letter. Ron volunteered to use a DENREC back channel to find out what is DENREC's intent regarding The Pilot Point Beach and dunes.
9. ED reported that the city is requiring a survey of the PP property line before approving a building permit for the tennis court fence. The Board approved resolution 119-4 approving securing a survey. In addition, the Board approved resolution 119-5 authorizing the tennis court walkway. It is estimated that the walkway will cost between \$5,500 and \$6,000.
10. Kathy Yurchak made a presentation on the capabilities of the management and community communication system known Town Square which is the system used by L&N and included in their management fee. Kathy explained that there is a forum capability that would allow owners to post

issue to all owners that opted in. Based on the resolution at the 2019 annual meeting that stated “the owners express support for wider adoption and use of an electronic system to facilitate communication within the Pilot Point Community regarding issues of mutual concern, exchange views on such issues and receive response from the Board to any concerns”. The Board discussed other electronic systems that do this. The Board also discussed Mr. Terzulo’s proposal that the Board turn over the email list of all owners and he would set up such a forum. The Board discussed this offer and concluded that it was inappropriate to give the private email list to anyone. The Board concluded that participation in any such system would have to be on an opt in basis. The board also questioned the need for another system for PP owners. Currently there is the WEB page and Town Square. Since Town Square has a forum feature the Board instructed Kathy to turn the feature on and notify users that it was activated.

11. The meeting was adjourned at approximately 3:00PM