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Pilot Point Board of Directors

April 27th 2019 Board Minutes

The April 27 2019 Board Meeting was held in the Lewes Public Library at 9:00 AM before the Association Annual Meeting held at 10:00 AM. All members of the board were present.

The Board unanimously voted to approve resolution 219-1 Who is an owner.

Pilot Point resolution 219-1, Who Is An Owner

At the 2017 Annual Meeting the Board of Directors was charged with the task of defining who is an "Owner" of a Unit within Pilot Point regarding Voting for all purposes, and Board membership. The "Owner Name(s)" identified at <https://sussexcountyde.gov/map-search>, where the information provided is compiled from recorded deeds, and not tax records, for a unit within the condominium project and shall serve as presumptive evidence of ownership. of said unit by said "Ownership Name(s)" and a membership interest held in the Association by said "Owner Name(s)" with the exception of those who hold an ownership interest solely as security for the performance for an obligation In the event any Member or other party contests the accuracy of the "Ownership Name(s)" identified at <https://sussexcountyde.gov/map-search> for purposes of confirming ownership of a unit and/or membership in the Association, the burden shall be on the contesting party to present documentation sufficient to refute the ownership information appearing on <https://sussexcountyde.gov/map-search> to the satisfaction of the Board. The Board may consult with legal counsel in the event it is unable to determine ownership to its satisfaction from the information provided.

In the event any condominium unit is owned by a corporation, then the vote for the membership appurtenant to such condominium unit shall be cast by a person designated in a certificate signed by the President or any Vice President and attested by the Secretary or an Assistant Secretary of such corporation and filed with the Secretary of the Association prior to the meeting. In the event any condominium unit is owned by an LLC, then the vote for the membership appurtenant to such condominium unit shall be cast by an authorized member of the LLC or other person(s) designated and authorized by the LLC to vote on behalf of the LLC as set forth in a certificate attested to by an authorized representative of the LLC and filed with the Secretary of the Association prior to the meeting. In the event any condominium unit is owned by any other legal entity or a trust, a signed certificate attested to by an authorized representative of said legal entity or trust identifying the person(s) designated and authorized to vote on behalf of said legal entity or trust shall be filed with the Secretary of the Association prior to the meeting. Any such certificate shall remain valid until revoked or superseded in writing and may also include authorization, if any, to self-nominate or accept nominations to serve on the Board.

The absence of an individual or entity's name from the "Owner Name(s)" identified at <https://sussexcountyde.gov/map-search> for any unit within the condominium project shall serve as presumptive evidence that said individual or entity is not an owner of a unit within the condominium project and does not hold a membership interest in the Association. Any vote cast or Board membership obtained shall then be void.

The Board authorized the Executive Committee to engage an attorney to formally start the process for lease renewal. The executive committee was also charged with apprising the Board of estimated expenditures as the process develops. This measure passed unanimously as resolution 219-2

The Board unanimously passed a resolution 219-3 to make a \$2,500 donation to the City to help pay for beach cleaning.

The meeting was adjourned at approximately 10:00 AM