**Pilot Point Association of Owners**

**Minutes of Annual Meeting of May 5, 2018**

 **The meeting was held at the Lewes Public Library and started at 10:00 AM in the large conference room.**

**Ed Kingman opened the meeting with a welcome, thank yous, introductions and an outline of the meeting.**

**Proof of the Annual Meeting Notice and the recording of proxies was given by Kathy Yurachek. Kathy reported that a quorum was present.**

**The 2017 Annual Meeting minutes were presented and approved with no revisions.**

**Tom Sombar presented and answered all questions regarding the audit of the 2017 financial statements.**

**Treasurer Roger Campbell gave a detailed presentation on the 2017 budget verses actuals explaining major variances. He went over critical details of the construction financing. The 2019 budget was explained and questions answered. A motion to approve the budget was made and seconded. The motion passed on a unanimous voice vote.**

**The President’s report was given by Ed Kingman. He detailed operational issues that impact Pilot Point. Issues covered included but were not limited to the freeze ups from the low temps this winter, the Pilot’s dredging plan, the City’s creation of a large non-conforming lot behind building nine, the painting of shed doors on building 9, the plan for replacing missing pilings in building and replacement of the fencing behind building 8&9. Ed also reminded owners to replace fire alarm batteries and ensure owners have HO6 insurance policies to cover owner improvements in units. Ed answered all questions asked.**

**Every five years Pilot Point orders a professional engineering company to perform a reserve study to ensure the reserve is funded to meet required replacements. Ron Lee passed out copies of the 2018 study. The study is also online at the Pilot Point website. Ron pointed out that the reserve is fully funded. He also noted that the annual funding amount will be lowered during the payment period of the siding replacement loan. Once the loan has been repaid, the reserve funding will be increased to the required future level from the cash flow that will no longer be needed to repay the loan. Ron cited the short term engineering findings. The road and parking area need resurfacing, the tennis courts need repair, the shingle roof on building 4 needs replacement and the fence behind buildings 8&9 needs replacement. Ron answered all questions.**

**Vince D’Anna reported that the Board has been attempting to work with the City to renew the Pilot Point lease. As of yet the City has not been responsive and the Board will seek additional actions to get the City’s attention.**

**Regarding the election of Board Members, existing Board members Vince D’Anna, Roger Campbell, Ted Hickey, Ron Lee and Bill Ballard agreed to seek reelection for another 2 year term. There were no nominations from the floor. A nomination motion and a second was properly made and the individuals listed above were elected by a voice vote.**

**This concluded the business portion of the Annual Meeting. The following is a general discussion of the items discussed as part of a Town Hall meeting on general issues relating to Pilot Point. The 4 majors issues covered were 1. Landscaping 2. Walkway and porch lighting, 3. Tennis courts 4. Further extension of beach walkways.**

**The Town Hall format permitted all owners to comment on any issue and owners presented a wide range of views. Generally the sentiment around the issue of landscaping was that was that we should continue a clean natural look. There appeared to be agreement that we should only increase landscaping where need arise. There were mixed opinions regarding annuals or perennials at the entrance. For the past 20 years we have planted both. 2. Regarding walkway lighting there was agreement that we need a common standard and should not return to the pre-residing days where we had one of all the lighting models that Home Depot sold. Issues were raised over the longevity and benefits of a solar or low voltage solutions. The Board said they would work to come up with recommendations for appropriate standards for homeowners. 3. The reserve study showed that over the life of the tennis courts the association should expect to spend a significant figure to rebuild and maintain the courts. Some owners voiced a belief that with the significant public courts in Lewes there was no need for the Pilot Point courts. Other owners expressed the desire to maintain the courts and even restripe one court for pickle ball. After listening to all parties the Board heard a majority opinion that we should continue to maintain the existing courts and restripe one court for pickle ball. 4. While the beach continues to accrete there was a general feeling we should not extend the walkways at this time but continue to monitor the beach growth for possible future walkway extensions.**

**At the conclusion of all comments the Board thanked the Ownership for their input and recommendations and noted that their input would be incorporated in 2019 planning. The meeting was adjourned around noon.**