

## Annual Homeowners Meeting Minutes

February 5th, 2013

Board Members Attendance: Cheryl Mc-Cabe-Stroman - President (formerly acting president), Maurice Johnson - Vice President (newly elected), Jackie Hawes - Treasurer, Shymia Bolden, Sommer Alvater

Absent Board Members: William Jastrebski - Secretary

### **A. Budget**

1. The Annual operating budget (March 2012 - February 2013) of \$21,727.53 was approved by a majority vote. This will result in a 2013 homeowners assessment of \$116.19 per home (\$21,727.53 / 187 homes).

2. There is currently a total of \$16,094.11 in unpaid assessments that dates back to the development's inception.

3. Currently the contingency fund, mandated by our Bylaws, contains sufficient funds (\$46,249.44).

### **B. Management Company**

1. The board has unanimously voted to hire a property management company to run the day to day operations of the community and corporation. We have already put out request for proposals from several companies.

### **C. Open Seats on the Board**

1. There are currently two open positions on the board. No residents were able to volunteer to serve at this time.

### **D. Open Discussion**

1. Speeding - several residents complained about speeding throughout the neighborhood, particularly on Phoebe Farms Lane. We would remind all residents to be mindful of speed limits. If necessary we will work with local law enforcement to alleviate speeding within the community.

2. Deed Restrictions - concerns over enforcement of deed restrictions. While the Board reinstituted the ARC committee in 2012, it was not fully effective due to lack of committee members (1). We fully expect to transition the identification and enforcement of deed restrictions to the property management company once hired (as well as known violators).

3. Uncollected Dues - as stated above there is currently \$16,094.11 in uncollected assessments. We will be working with the management company to develop a strategy to collect these dues in a fiscally responsible and professional manner.

**D. Contact Information** If you require additional information, or have questions or concerns you may contact the Board by: Email - bayviewmanor@yahoo.com (general Board email address), Phone - 302-689-4506 (message service), Mailing Address - P.O. Box 11646 Wilmington, DE 19850

