

General Meeting Minutes 6/13/2026 10:00 AM

Board Member Present: Amy Zegers, President, Barbara Vallieu, Treasurer, Lanie Wood, Neighborhood Watch- HOA/ELS Liasson, Monica Stiles, Activities.

Member Absent: Joe DiPasquale, Vice President, Laura Aldrich, Secretary

The meeting was called to order at 10:05. The Pledge of Allegiance / Moment of Silence was observed

Amy thanked everyone for coming and said we know your time is important to you and this is going to be a hot but beautiful day and we all want to get out there and enjoy it. So please hold your questions/comments till the end. We will ensure time to hear what you have to say. We may not be able to answer your questions right away, but we will get back to you ASAP.

Secretaries report: Copy of last meetings minutes has been sent to you all after last meeting, there is a copy on each table for you all to review. Please take a moment and review if you have not had a chance to read them.

Motion to accept from Carole Wentworth / second motion from Drew Zegers

Treasurers report: Barbara Vallieu read the May Treasurer's report.

Motion to accept report from Lanie Wood / second motion from Carole Wentworth

Presidents report:

Open Positions

We currently have openings for the following roles:

- Membership
- Member at Large

Upcoming Elections

August will be our election meeting, on August 8th... Up for election this year are the following positions:

- Secretary
- Events & Activities
- Membership
- Member at Large

- **Neighborhood Watch**

After more than eight years of dedicated service, **Lanie** will be stepping down from Neighborhood Watch to enjoy more time relaxing and having fun. We thank her sincerely for her commitment.

Please reach out to a member of the nominating committee to express your interest in any of these positions. They will review and ensure your names are placed on ballots for August election meeting. The members of the nominating committee need to be determined.

Community Picnic – Volunteers Needed

With our picnic coming up in 2 weeks we are still in need of a couple of hands to help put up the tents and set the tables for different things. Also, if there is anyone who would like to help with set up or clean-up, we could always use a few extra hands. Please reach out to any board member to get the information. Thank you in advance.

Town Hall With ELS

There has been no update on a date or time for the town hall with ELS staff. Lanie has been working hard on a questionnaire form that we would like you to fill out and get back to us ASAP. ELS has asked that we have a list of questions in advance so that they can have answers and not have the meeting go in many directions with repeated questions. More information on this when we know it.

Summer community rules:

Golf Cart Safety:

Please everyone remember that the office has sent out the golf cart rules and those are out there for the safety of everyone in our community. Just last evening it was reported again that there were some kids driving around on golf carts recklessly and one child was almost knocked off. They were also not respectful of the people out walking. Please although it is not recommended, we know some children are driving the golf carts and if you are going to allow it, please ensure your children are driving respectfully of our neighbors.

Pool courtesy:

Recently there was an incident of blood found around the pool and into the bathroom. Not only is blood a hazardous substance, but it is also clearly unsanitary. Bleeding can be for many reasons but if you are bleeding you should not be in the pool. Just the same, anyone

with an open wound should not be in the pool. Please remember that if you wouldn't want to bathe in it then do not bring it to the pool.

The consumption of beverages at the pool should be in plastic or metal containers, no glass. Remember to clean up after you have brought food or drink, be sure to take everything with you when you leave. Many food wrappers and napkins have been found blowing around the pool. Also, if you open an umbrella, be sure to close it before you leave. If you are leaving and no one else is present and there is an umbrella open, if you could kindly close it, it is appreciated. The office will not replace umbrellas every year. We are now down to 4 umbrellas. Also be mindful of the toys you bring for your children and the floats that may be used. If the pool is packed, please do not have big floats in the pool. If there are few people and the float is not taking up space people are trying to enjoy then just be respectful.

We are responsible for the amenities we use. In other words, leave it better than you find it. We may not have much but what we have we want to keep.

Vice president: He has been working on ideas for events and is ready to help with any task we give him. He is away with his family this weekend.

Events & Activities: Monica Stiles:

The Activities & Events (A&E) Committee met on May 11, 2026. During the meeting, the committee reviewed the community website and requested feedback and suggestions from team members to help improve communication and community engagement.

May was a very active and successful month for community events:

- **Community Breakfast – May 9, 2026**

The HOA hosted a community breakfast that was well attended by residents. A total of 22 omelets were prepared and served, contributing to a fun and enjoyable morning for our neighbors.

- **Community Yard Sale & Hot Dog Stand – May 15, 2026**

The community yard sale was a great success, drawing participation from residents throughout the neighborhood. The accompanying hot dog stand was also well received and added to the event's positive atmosphere. However, we will go back to grilling our own hot dogs in the future to procure sales for the HOA.

- Safe Boating Inspection Day – May 30, 2026

In partnership with the U.S. Coast Guard Auxiliary, the HOA hosted a Safe Boating Inspection event. The event was extremely successful, with 27 vessels inspected during the day. The inspections provided valuable safety education and helped ensure that boaters were prepared for a safe boating season. The committee extends its appreciation to the Coast Guard Auxiliary volunteers for their participation and support.

- Reminder of ongoing activities, Wednesday nights – Texas Hold Em Poker, Thursday nights – bingo.

- Bylaws Review Committee Update:**

A Bylaws Review Committee has been formed to review and recommend updates to the Association's governing documents. The committee's first meeting is tentatively scheduled for June 17, 2026.

Committee Members:

- Monica Stiles, Chair
- Deanna Harris, Committee Lead
- Tom Lepore, Governance Advisor
- Elaine Wood, Governance Advisor

The committee will begin a comprehensive review of the Association's bylaws and will provide updates and recommendations to the Board as its work progresses.

Looking Ahead to June:

- Community Picnic – June 27, 2026

Plans are underway for our annual Community Picnic, and we look forward to another opportunity for neighbors to gather and enjoy time together.

- Poker Run (Rescheduled)

The Poker Run, which was previously canceled, is expected to be rescheduled for a weekend date to be determined. Additional information will be provided once plans are finalized.

The A&E Committee would like to thank all volunteers, participants, and residents who helped make our May events such a success. We look forward to continuing to build community spirit and engagement through upcoming activities and events.

Neighborhood Watch/ELS-HOA Liasson: Lanie Wood:

Lanie reported that the Neighborhood Watch was running smoothly. There was a new member added, Crystal Hamilton. Gas cards have been purchased for the upcoming quarter.

It was mentioned the Neighborhood Watch volunteer, Linda Wheeldon called 911 during her round when she heard an alarm on Knoll Way. Fire & Police and all was cleared.

The next management meeting will discuss DENREC Permits for PNC watercraft docks, Joann Drive paving, Lanie discussed the permanent corn hole boards – too heavy & too expensive \$2,000 cost.

QUESTIONS:

Question came up regarding the number of docks in our community. It was explained there is no plans to add additional docks, the number reported by ELS included the marinas on Cove & Sussex. ELS counted possible PWC docks.

Amy thanked Alice Cachola and Tracy Pond for their hard work on the Welcoming Committee and their decoration of the area at the front of our development and the pots at the mailboxes.

Last call for 50/50.

Paul won the 50/50 drawing \$30 to Paul and \$30 to the HOA Legal Fund

Meeting adjourned at 11:30

Lanie Wood made motion to adjourn / Carole Wentworth seconded the motion.

Respectfully submitted: Barbara Vallieu (Treasurer MCHOA)