

Knott's Landing Maintenance Minutes

October 13, 2020

Annual Board Meeting Minutes

The meeting was called to order by President David Herron.

Board Attendees: David Herron, Charles Pensel, and Dyson Kline

The purpose of this annual meeting is to open and receive nominations for new board members for the 2021 Knott's Landing Board.

Before the board opened nominations, President Herron reviewed with the owners some of the challenges the Board has been facing this year. First, The Board was unable to conduct meetings due to Covid-19. They communicated with each other by emails and telephone meetings. Second, there were two storms this summer that caused damage to trees on the community property. We lost three trees in the wetlands area and the top of one boundary tree on Bowman Road. Third, the controversy in the community over hiring Seascope to manage the trash can violations within the community. This came about when the majority of owners attending last November's meeting wanted the deed restriction on trash cans to be enforced better. The Board listened to the complaints and hired Seascope to manage this problem. The Board was able to discontinue the contract with Seascope after residents were dissatisfied with them. Lastly, the Board is seeking bids for community property grass cutting and landscaping, termite protection for the mail center, and the possibility of Kent County taking over the maintenance of the pond. It is estimated that the cost of dredging the pond to be \$60,000 to \$75,000. If the county took over the maintenance, it would mean a \$28.00 increase on everyone's taxes a year. This decision would need approval of at least fifty-one per cent of the residents. This will all be acted upon by the next board.

Before opening nominations for the new board, President Herron opened the floor for any questions or discussions.

Question: If we go with Kent County, do we still have to pay Solitude to come out and inspect the pond?

Answer: At this time we don't know. We still need more information from Kent County about their maintenance responsibilities.

Question: If Kent County takes over the maintenance of the pond, will it still be open to the public?

Answer: The Board is unable to answer that question at this time.

At this time, President Herron opened the meeting for nominations for new board members. Currently there are three Board members: Dyson Kline, Charles Pensel and David Herron. According to our by-laws, there can be up to nine members on the Board. Nominations were opened from the floor. Michael Walters, Michael Lanzano, Robert Dixon, Michael Geletej, Gary Bowen, Helen Smith, Merry Hutchman, Dyson Kline, and Charles Pensel were nominated for the Board. The new Board was approved by members in attendance and proxy voters. David Herron is leaving the Board.

The new Board members will meet after this meeting to appoint positions for the new Board.

A motion was made to adjourn the meeting. The meeting was adjourn.

The new Board met and assigned the following positions:

President: Charles Pensel

Vice President: Michael Walters

Secretary: Dyson Kline

Treasurer: Michael Geletej

Architecture Chairman: Gary Bowen

Respectfully yours,

Dyson Kline

