

# Knott's Landing Maintenance Corporation

Board Meeting, December 10, 2024

The meeting was called to order at 6:00pm by President Charles PenseL.

**Attendees:** Charles PenseL-President, Robert Dixon-Treasurer, Dyson Kline-Secretary, Michael Lanzano- Board Member, Jim Green-Board Member, Justin McPhail-Board Member, Frank Temyer-Board Member, Michelle Lee-Board Member.

**Secretary's Report:** Dyson Kline read the minutes of the October 15, 2024 meeting to the board. A motion was made by Mike Lanzano to accept the minutes as read and second by Frank Temyer.

**Treasurer's Report:** Robert Dixon reported that as of November 14, 2024 PNC checking account balance is \$21,022.56; The PNC Money Market Account of \$12,130.07 was closed out and the amount of \$3,528.00 was deposited into the PNC Checking Account and \$8,602.07 from the PNC Account was deposited into the Edward Jones Money Market Account giving a balance of \$47, 217.22 as of December 10, 2024. At the time of the meeting, Robert hadn't received the detailed reports from Tax Chicks. He will present those reports at our next meeting. Robert reported that the Tax Chicks suggested that the Board should charge a late fee to those owners who do not pay their annual assessments on time. After some discussion, the Board voted to charge a late fee of \$25.00, plus 12% interest accrued on the balance until the assessment is paid.

**Old Business:** Robert Dixon received copies of the pond reports for October and November from Tax Chicks. The reports from Solitude stated that the pond water was clear and there was no obstructions in the drain area. This is in contradiction to what members of the community stated about the pond at the November Budget meeting. A suggestion was made by Dyson that the Board should receive a copy of the monthly reports from Solitude. Robert Said that he will direct Tax Chicks to give the Board the reports as they receive them.

Justin McPhail stated to the Board that he received an estimate, from a landscaping company, of \$4,500 to excavate the bamboo back six feet from the sidewalk on South Landing Drive. The Board decided to wait until spring to have this work done.

Justin also presented estimates from Elite Lawn Care and Advantage Lawn Care for maintaining our common areas and the mail center area for 2025. The Board will take these estimates along with the estimates of our current landscapers to choose one for 2025.

The Board discussed an ongoing matter that it needs to develop a plan for how the reserve money of the community will be spent. After some discussion from the Board members, Robert Dixon said he would make a list of items that were discussed and present it to the Board at the next meeting for a final decision.

Justin McPhail asked the Board if we knew any more about the parking at the entrance to our community during loading and unloading of the school Buses. Charles Pensel stated that he hasn't heard back from the City of Milford Police Department about the safety of parking at the entrance.

The discussion came up about some people parking on the grassy areas along the streets. The Board would like to remind the owners that no parking on any grassy areas is permitted in excess of 8 hours.

**New Business:** Frank Temyer stated that there is a property on North Landing Drive that has a white vinyl fence in their backyard. Robert Dixon said that he would check out the property and send them a violation letter.

The Board addressed a complaint about excessive barking dogs in the community. The Board would like to inform the residents that Delaware's new dog barking law, prohibits dogs from barking for more than 15 minutes or intermittently for more than 30 minutes in a day. Please refer to House Bill 124 on the Delaware Government website for more information. A copy of the House Bill 124 will be posted in the showcase at the mail center.

Frank Temyer asked, what was the purpose of the cameras at the mail center? He said that in order to see anything from them you had to go up to the mail center and download the pictures. He suggested in order to use the cameras more effectively we would need to install Wifi at the mail center so that he could view the pictures on his phone. The Board decided not to put Wifi at the mail center at this time, but to check the cameras periodically.

Frank Temyer said that a section of the mail center soffit has come loose. The Board will have to contact someone to replace it.

With no further business to discuss, a motion was made by Dyson Kline to adjourn and second by Mike Lanzano. Meeting was adjourned.

Respectfully yours,

Dyson Kline- Secretary