

North Shores Board of Governors Meeting Minutes, January 8, 2026 via Zoom

Attendees:

Helen Hoart, President; Felice Friedman, Vice President; David Antonelli, Treasurer; Michael Timmeny, Secretary; Steven Hollman, Board Member

Community Executive Jeff Sellman

Approximately 26 residents joined the Zoom meeting.

1. Call to Order & Approval of Agenda

The meeting was called to order by President Helen Hoart and the agenda was approved by unanimous vote.

2. Old Business

Ratification of Board Votes

The board ratified votes adopted unanimously by email following the November 6, 2025 meeting:

- Approval of prior Board Meeting Minutes
- Construction Permit Application (Revisions) – 51 Ocean Drive – Approved
- Limited Review Construction Permit Application – 29 Holly Road – Approved
- Major Construction Permit Application – 12 Holly Road – Approved

Stop Sign Compliance Update

Jeff reported installing new 30-inch stop signs at primary intersections with Ocean Drive (South Rodney and Harbor, Harbor and Holly). Existing 24-inch signs were relocated to replace older 18-inch signs. Two 12-foot speed bumps were installed approximately six feet from stop bars at South Rodney/Harbor and Harbor/pool parking lot intersections.

Community reaction was mixed: While one resident expressed concern about the new speed bumps, others supported them. Additional concern was raised about vehicles traveling between pool and marina areas. Captain Buckson was identified as needing to address speed compliance by BTC staff.

Wastewater Agreement Negotiations

The community continues negotiations with Rehoboth Beach over wastewater service rates. **Progress achieved:** Administrative fee reduced from 50% to 30% (North Shores is the only community for which Rehoboth invoices individual homeowners).

Next steps:

- Meeting scheduled with Rehoboth Beach City Manager Taylour Tedder
- Attorney Vince Robertson retained to assist negotiations
- Access to wastewater technology expert for reviewing flow calculations
- Exploring Sussex County as potential alternative provider or negotiating partner (though Sussex lacks infrastructure, they may have leverage over municipality)
- Need to verify infrastructure costs and operation/management fees

Steve commented that unlike most municipalities subject to public utility commission oversight, Rehoboth has unilateral rate-setting power without watchdog agency review, and that the Board is seeking fairness, non-discriminatory rates, and accountability.

3. New Business

Final Budget Review and Approval

Budget approved unanimously with no increase to annual maintenance assessment while maintaining healthy reserve fund contributions per latest reserve report recommendations.

Key changes from preliminary November budget: Stormwater management capital project increased from \$20,000 to \$38,000.

Payroll discussion highlights:

- Beach/tennis salaries show increase from \$150,000 to \$200,000 to cover 4.5-month overlap for dual community executive coverage during training period (will readjust downward next year)
- Beach staffing levels continuously monitored - crew essential during busy morning setup and afternoon breakdown despite appearing less busy midday
- Returning employees receive \$0.50/hour annual raises as retention incentive
- 2026 includes one additional week of payroll vs. 2025
- Jeff emphasized training costs exceed cost of retaining experienced staff

A resident questioned beach crew staffing levels. Jeff explained setup/breakdown requires all hands, and that Captain Buckson implemented shorter shifts two years ago to manage payroll costs. Helen encouraged residents to report issues in real-time to beach crew members in customer service roles rather than waiting until season's end.

Website Upgrade Project

Board approved proceeding with GoDaddy for complete website rebuild (approved unanimously).

Project details:

- Baseline cost: \$7,200, estimated total under \$10,000 (budget includes \$10,000 allocation)
- Timeline: 8 weeks completion targeting readiness for upcoming season
- Includes custom point-of-sale system rebuild for beach equipment ordering with daily setup map functionality
- Migration from Network Solutions (frequent downtime issues) to GoDaddy hosting
- New email platform integration
- Texting alerts module capability

Background: Jeff investigated multiple off-the-shelf platforms, but none could handle complex beach equipment ordering system, particularly daily setup map printouts. Decision made to do a complete custom rebuild rather than a hybrid approach. GoDaddy has experience with similar systems.

Beta testing concerns: Helen emphasized rigorous testing across all browsers and scenarios. If issues arise, recommendation to wait until after season rather than risk mid-season problems. Board will not allow online customer ordering initially due to complexity of seasonal/weekly/rental order variations - orders will continue to be entered by North Shores personnel.

Hiring of Christopher R. Redefers as Community Executive

Board approved hiring Chris Redefers as new Community Executive (4 affirmative votes, 1 abstention by Steven Hollman)

Candidate qualifications:

- Extensive property management experience
- Real estate background
- Marina operation experience
- Knowledge of Sussex County, contractors, and local area
- Excellent references (including references not provided by candidate)

Training plan: Chris begins Monday, January 12, 2026. Will work hand-in-hand with Jeff for 4.5 months through end of May, going through entire seasonal preparation. Jeff created monthly task reminder list for training.

Post-transition: Jeff will remain available on contract basis for various assignments, particularly construction projects.

Helen thanked board members for collaborative hiring process. Michael thanked Helen for driving the process to early completion. Felice expressed appreciation for everything that Jeff has done for the community.

Board Election Update

Timeline and process:

- **January 24:** Directors in final year of term notify NSPG whether standing for reelection
- **February 14:** Community update on open seats and directors whose terms are ending
- **March 31:** New candidates submit candidacies and candidate statements

Candidate statement requirements (new in early 2025):

- Background and personal information
- Relevant board or volunteer experience
- Professional experience
- How candidate sees board role and near-term focus
- Why candidate wants to serve
- Time constraints

Current status: Helen announced she will not seek reelection. Michael announced that he will run for reelection. This creates two seats that will be the subject of the election, one of which will be a vacant seat.

Steve emphasized the importance of this election for determining new board leadership in light of Helen's determination to step off the Board at the end of her term, and he encouraged broad community participation to bring new blood to the board.

Other New Business

Steve requested that driveway guidelines be placed on the agenda for the next board meeting. Following a brief discussion, Helen agreed that driveway guidance would be on the agenda for the next meeting.

4. Adjournment

Meeting adjourned by unanimous vote.