

# North Shores Board of Governors Annual Meeting Minutes

**Date:** Saturday, May 24, 2025

**Time:** 10:06 AM - 12:00 PM

**Location:** Rehoboth Convention Center (approximately 80+ participants) and on Zoom (approximately 25 participants)

**Annual Meeting** with Quorum certified prior to meeting

## Executive Summary

The North Shores Board of Governors held their annual meeting with strong community participation. Key outcomes included budget ratification, board member re-elections, and community discussions on sewer assessments, tax assessments of community property, security/communications issues, and leaf blower restrictions. The board reported on significant achievements including successful tax assessment appeals, and capital improvement and on-going sewer assessment discussions.

## Board Members Present

- **Steve Hollman** - President
- **Helen Hoart** - Treasurer (longest serving member since 2017)
- **Michael Timmeny** - Secretary
- **David Antonelli** – Chair, Architectural Review Committee
- **Felice Friedman** - Board Member

## Key Staff Present

- **Jeff Sellman** - Community Executive Manager
- **Captain Kent Buckson**- Beach and Pool Operations
- **Lee Stewart** – Chief Security Operations
- **Phyllis Donovan** - Community Bookkeeper (40+ years service)

## Major Initiatives & Achievements (President Steve Hollman's Report)

### Sewer Rate Negotiations

- **Issue:** City of Rehoboth increased sewer rates from \$300 to over \$500 per quarter
- **Action:** Board researched 1982 agreement and identified overcharges
- **Status:** Steve leading on-going negotiations with city manager and staff for rate relief and reduced administrative fees

- **Potential Savings:** Over \$100,000 annually if administrative billing can be brought in-house to North Shores

### **Tax Assessment Success**

- Successfully challenged Sussex County tax assessments
- **Major Win:** Converted three community parcels (beach club, yacht basin property, beach crossover) from taxable to exempt parkland status
- **Savings:** Over \$6,000 in annual taxes avoided
- Board members provided resources helping many residents successfully challenge individual assessments

### **Capital Projects Completed**

- Tennis and pickleball court improvements: complete court resurfacing and line striping, new fencing, 2 canopies, 4 benches, 2 new pickleball nets
- New Polaris utility vehicle replacing old equipment
- Pool electrical system upgrades
- Pool water heater replacement
- Beach crossover renovations and chair rack maintenance

## **Financial Report & Budget (Treasurer Helen Hoart)**

### **2024 Financial Performance**

- **Total Income:** \$1.35 million
- **Beach & Tennis Club Income:** \$314,000 (primarily beach equipment rentals)
- **Total Expenses:** \$1.079 million
- **Construction Project Fees:** \$19,000 from 13 approved projects
- **Rental Activity:** 446 reported rentals generating \$44,000 in amenity fees

### **2025 Budget (Ratified)**

- **Projected Total Income:** \$1.45 million
- **Total Expenses:** \$1.178 million
- **Capital Reserve Balance:** \$1.149 million (up from under \$1 million in 2024)
- **Assessment Increase:** \$400 per household (significant but necessary based on capital reserve study)

**Budget was deemed ratified** as no absolute majority opposed it per Delaware uniform common interest ownership laws.

## **Construction & Development Report (Architectural Review Committee (ARC) Chair David Antonelli)**

### **2024 Activity**

- **14 construction permits issued**
- **7 projects approved for 2025 to date**

### **Process Improvements**

- Enhanced consistency, clarity, responsiveness and user friendliness
- Written stormwater management guidelines and yacht harbor dock regulations
- Emphasis on communication with Community Executive (Jeff) to avoid fines
- Permitting process is not intended to be onerous—fines are unnecessary and should be a rarity

(Reminder to homeowners: The ARC is responsible for review and approval of proposed construction and renovation projects involving architectural covenants and/or regulations concerning stormwater management and/or community-owned property, such as the yacht basin and certain portions of property—including driveways--within the North Shores right-of-way.)

## **Security & Safety Report (Chief of Security Lee Stewart)**

### **Security Incidents (Minimal)**

- **One vandalism incident:** Beach house damaged by person from beach (isolated incident)
- **One fire incident:** Small house fire on Holly Road detected by 24/7 security patrol, minimal damage
- **General:** Very few security incidents overall due to effective management; one concern unlicensed operators driving golf carts (N.B. rule for golf carts and other motorized vehicles: must be operated by licensed drivers in accordance with state law, including licensing and insurance)

### **Safety Initiatives**

- 24/7 security patrol covering North Shores and Henlopen Acres
- Golf cart safety reminders (licensed drivers only)

### **Staffing**

- Experienced security team with prior law enforcement backgrounds
- Same crew retained for continuity and effectiveness

## Beach & Pool Operations (Captain Kent Buckson)

### Staffing Excellence

- Captain Buckson leading operations for 5th year
- Started with demonstration of Lifevac, choking rescue device
  - Lifevac choking rescue devices installed at headquarters and beach
- Described stiff compensation competition for lifeguards and BTC staff from other communities including housing allowances and bonuses
- Nevertheless strong staff retention with returning lifeguards
- Staff includes military veterans and active service members

### Equipment & Services

- New uniforms and professional presentation
- Enhanced pool heating system
- Continued high safety standards
- Memorial Day tribute recognizing military service

## Community Issues Discussed (President Steve Hollman)

### Leaf Blower Restriction Proposal

#### Community sentiment polling results:

- **Universal ban (all times):** Widespread opposition
- **Contractor-only ban:** Widespread opposition
- **Weekend/holiday restrictions:** Mixed response, slightly more opposition
- **Time restrictions only (before 9am/after 5pm):** More support than opposition

**Board Action:** Will conduct written vote for more accurate community input before any policy changes.

### Communication Improvements

- **Request:** Better notification system for security incidents and community alerts
- **Response:** Board committed to exploring text/email blast capabilities for timely community notifications

## Board Elections

**Two seats up for election with two candidates:**

- **David Antonelli** - Re-elected (completing first 3-year term)
- **Felice Friedman** - Re-elected (running for full 3-year term)

Both candidates ran unopposed and were re-elected by voice vote.

## Action Items & Next Steps

### Immediate Priorities

1. **Sewer negotiations** - Continue discussions with Rehoboth Beach city manager and staff
2. **Communication system** - Implement improved notification system for community alerts
3. **Leaf blower policy** - Conduct written community survey for accurate sentiment
4. **Budget transparency** - Establish process for community input before budget adoption

### Ongoing Initiatives

- Monitor tax reassessment implications
- Continue architectural review process improvements
- Maintain capital reserve study recommendations
- Enhance community engagement opportunities

## Memorial Day Tribute

The meeting concluded with a moment of silence honoring:

- **Four soldiers** lost in Lithuania training exercise (March 25, 2025)
- **Corporal Dennis F. Kelly** - Delaware State Police (died from injuries sustained in 1984)
- **Community members** who passed: Parker Livingston, Mary Louise King, Michael Felver, Helene Jeffries, Danny Donovan, and Wilma Schneider

## Meeting Conclusion

**President Hollman** thanked the community for participation and encouraged continued engagement. The Memorial Day reception was scheduled for 5:30 PM the same evening to kick off the summer season.

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*Meeting adjourned with strong community participation and clear direction for upcoming initiatives. Board demonstrated commitment to transparency, fiscal responsibility, and*

*community engagement while addressing both immediate concerns and long-term planning needs.*