

(DRAFT MINUTES SUBJECT TO APPROVAL AT 2027 Annual Meeting)

NORTH SHORES

Minutes of the 2026 Annual Meeting of Property Owners

Rehoboth Beach Convention Center, Rehoboth Beach, Delaware

May 23, 2026 — 10:00 a.m.

1. Call to Order / Introductions — Helen Hoart, President

President Helen Hoart called the 2026 Annual Meeting of Property Owners to order and welcomed homeowners. President Hoart noted that this would be her final meeting addressing the community as President, and thanked homeowners for the privilege of serving the community.

In addition to President Hoart, other Board members in attendance were Vice President Felice Friedman, Secretary Michael Timmeny, Treasurer David Antonelli, and Board Member Steven Hollman,

2. Quorum and Proxy Certification — Secretary

The Secretary certified that a quorum of property owners, in person and by proxy, was present.

3. Approval of 2025 Minutes

A motion was made to approve the 2025 Annual Meeting minutes as previously distributed to homeowners. The minutes were approved by voice vote.

4. President's Report — Helen Hoart

President Hoart reported that it had been a busy year for the North Shores community, highlighted by the following:

- A new Community Executive, Chris Redefar, was hired following a successful search Chris started in January and has been working alongside outgoing Community Executive Jeff Sellman to learn North Shores' operations.
- Jeff Sellman's last official day as Community Executive is the end of May. He will remain available for contract work on special projects. The Board thanked Jeff for five years of dedicated service.
- The Board recognized the Association's bookkeeper, Phyllis Donovan, for her service as bookkeeper and informal community historian.

Weather and Storm Response

- Due to the storm affecting the area at the time of the meeting, the evening's Homeowner Cocktail Party was postponed and rescheduled to July 3rd.

Board Note: the rescheduled Homeowner Cocktail Party on July 3rd was subsequently cancelled due to weather as well.

- In February, a historic winter storm dropped nearly a foot of snow, downing numerous trees, blocking roads, and knocking out power for two to three days. Staff (including Jeff Sellman) responded immediately; by day two the community was accessible, and tree-care contractors were coordinated to clear debris.

Community Pool Project

President Hoart reported that repair work on the community pool has proven far more extensive than anticipated, delaying the pool's opening. Background provided:

- The reserve study called for replacement of skimmers, resurfacing of the pool, and updated tile work. Skimmers were successfully replaced in January.

- The contractor had originally committed to completing the work before Memorial Day; unseasonably cold temperatures pushed the remaining work to mid-April.
- In early May, the contractor discovered, during demolition, previously hidden issues — multiple layers of old plaster and a damaged concrete beam — that were outside the original scope of work and required a specialized structural engineering team.

President Hoart emphasized that the Board's priority is the long-term safety and structural integrity of the community's amenities, and thanked homeowners for their patience.

Board note: the pool ultimately opened on June 19th.

Wastewater Agreement Negotiations

The Association is negotiating a wastewater agreement with the City of Rehoboth Beach. To represent North Shores' interests, the Board has retained attorney Vincent Robertson, who has extensive experience handling matters before the City of Rehoboth Beach, to lead the negotiations. The Board has also engaged a public utility rate expert, who has already provided a strategic list of questions to pose to the City.

Website

The Association will continue using its current website for the summer season, including umbrella and chair rental bookings. Work on a new website will resume once the busy season concludes.

Board Election

President Hoart noted that three candidates are running for two open Board seats, that candidates would present their statements later in the meeting, and that voting would open immediately following the presentations. Homeowners were asked to hold their ballots until all candidates had spoken.

5. Treasurer's Report — David Antonelli

The Treasurer referred homeowners to the written Treasurer's Report and budget worksheet included in the meeting materials and highlighted the following:

- 2025 revenue finished slightly over budget.
- 2025 expenses and capital expenditures came in approximately \$100,000 under budget, primarily due to lower payroll from self-performing some landscape work, lower-than-budgeted beach repairs, and deferral of the new website project.
- As a result, the Association made a higher-than-expected net contribution to the Capital Reserve of approximately \$270,000.
- Based on 2025 results, the Board voted to maintain the annual assessment at \$3,400 for 2026 — a flat assessment with no increase.
- The Treasurer cautioned that a flat assessment should not be expected going forward; inflationary increases are likely over the long term, and the assessment will also be affected by the Capital Reserve Study, which the community conducts every five years to project 30-year capital needs.
- 2026 revenue is budgeted in line with 2025.
- 2026 expenses are projected to be approximately \$180,000 higher than 2025, due to (1) transition payroll costs from Jeff Sellman and Chris working together during the handoff period, and (2) a 16-week summer season in 2026 versus a 15-week season in 2025, increasing beach patrol payroll.
- 2026 capital expenditures will also increase, primarily due to the pool resurfacing project, which is expected to run approximately \$80,000 over its originally approved budget.

Summary: the Treasurer reported the Association's finances as strong, with no assessment increase needed for 2026, a healthy contribution to the Capital Reserve, and the pool resurfacing project as the primary budget pressure for 2026.

5a. Ratification of Budget by Community

The Treasurer indicated that the approximately \$80,000 in additional pool-resurfacing capital expenditure, along with the 2026 budget generally, was presented to the community for ratification. Both were ratified.

6. Bath & Tennis Club Report — Captain Buckson

Captain Buckson reported that Bath & Tennis Club operations — beach patrol and lifeguard staffing — are fully staffed for the season, including a full complement of umbrella/chair staff and ocean lifeguards. Due to the pool delay discussed in the President's Report, pool lifeguards have been temporarily assigned to the beach crew to retain staff who would otherwise seek employment at other pools; they will move to pool duty once the pool reopens.

In response to a question, Captain Buckson estimated the beach patrol has roughly 25–30% turnover and new hires each year (approximately 20–23 new staff this season), with the balance of the roster returning.

7. Security Report — Lee Stewart, Head of Security

Lee Stewart reported a quiet year from a security standpoint, aside from the February snowstorm, with only routine alarm calls and occasional after-hours contractor issues; no break-ins or major incidents were reported.

Mr. Stewart asked homeowners to have their alarm companies call North Shores Security before calling the State Police, for the following reasons:

- Homeowners can be fined by the State Police for false alarms after three responses; calls routed through Security are not logged as false alarms with the State Police.
- State Police response time, especially in summer, can run 30–45 minutes due to traffic and call volume, whereas Security can typically respond within 3–5 minutes.
- If Security determines an emergency response is genuinely needed and contacts the State Police directly, the call is treated as a priority (sirens, immediate dispatch) rather than a routine alarm call; in some cases, when the State Police are unavailable, the City of Rehoboth Beach will send assistance.

Security business cards with the department's phone number were made available to homeowners at the meeting.

8. Architectural Review Committee Report — David Antonelli, Chairman

The Chairman reported that historical architectural approvals are posted on the North Shores website, and that Chris (and Jeff, during the transition period) can answer questions on prior approvals going forward.

Homeowners were reminded that all proposed projects — other than interior construction, or repairs/maintenance that are like-kind and quality — are subject to permitting and review by neighboring owners. Homeowners considering property work were encouraged to contact Chris for a preliminary review to confirm compliance with North Shores' covenants and governing documents. Construction permit applications, including stormwater management requirements, are posted on the North Shores website.

9. Comments by Other Board Members

At this point in the meeting, President Hoart formally invited comments from Board members.

Mr. Hollman addressed the community regarding the Board's handling of driveway width enforcement and policy. As part of his comments, Mr. Hollman asserted that one Board member had not recused himself on a vote despite having a conflict of interest. Ms. Friedman responded that she believed this to be an unfounded allegation and that to her knowledge no Board member had failed to recuse him or herself from any enforcement or policy matter in which they had a conflict of interest.

10. Old Business

No specific old business items were discussed.

11. New Business

No specific new business items raised, other than by homeowners as addressed under Item 12, Comments from Residents, below.

12. Comments from Residents

The floor was opened for community questions and comments. Topics raised included:

- Community drainage and flooding: A homeowner requested that the Board formally study community-wide drainage issues, noting that the boat basin drainage system was designed decades ago for a lower-density, more permeable-surface community, and no longer adequately handles stormwater. President Hoart agreed this is a concern for the entire community.
- Food trucks: a homeowner asked whether food trucks would return for the summer; staff confirmed they would.
- Dark-sky lighting initiative: a homeowner asked the community to begin evaluating a dark-sky/responsible outdoor lighting policy, citing neighboring municipalities' standards, energy savings, and preservation of night skies, and offered to assist the Board with research.
- A homeowner asked about groundwater draining from the pool area onto the road and its effect on the community water; confirmed the discharge is groundwater related to dewatering the pool site.

13. Board Election

President Hoart introduced the three candidates running for the two open Board seats: Christian Rockwell, Michael Timmeny, and Christina Treacy.

Each candidate spoke for five minutes about what he or she would bring to North Shores and their personal and professional experiences.

Per President Hoart's remarks, ballots for the two open Board seats were distributed and voting opened immediately following the candidates' statements. Ballots were to be counted after the meeting and results announced to the community by email.

14. Memorial Day Observance

President Hoart asked the community to remember all of the men and women who have served in the armed forces to protect our country. She also read a list of community residents who had passed since the last Annual Meeting:

- Bryce Reddington, 3 Farview
- Bill Miller, 77 Anchor
- Pat Ward, 59 Harbor
- Therese Johnson Matan, 4 Ocean
- Jesse Hendrix, 34 Ocean

Prior to adjournment, former President Bruce Wilson thanked retiring President Helen Hoart and recounted her long tenure on the Board and service to the community. Secretary Michael Timmeny also thanked Helen on behalf of the current Board members.

15. Adjournment

The meeting adjourned at approximately 11:20 a.m.

Respectfully submitted,

Michael Timmeny, Secretary