

North Shores Board of Governors
Minutes of the Meeting of the Board of Directors

Date: September 24, 2026

Time: 4:30 P.M. Eastern

Location: Zoom

Board Members Present:

Michael Timmeny, President

Felice Friedman, Vice President

Chrissy Treacy, Secretary

David Antonelli, Treasurer

Christian Rockwell, Member-at-Large

Others Present:

Bob Valihura, Counsel

Chris Redefor, Community Executive

Members of the North Shores community

1. Call to Order

President Timmeny called the meeting to order at 4:30 P.M. He confirmed that notice of the meeting and the agenda were distributed to all homeowners and posted on the North Shores website in accordance with required notice periods. He announced that he would recuse himself and leave the call for the final item under New Business.

2. Approval of Agenda

A motion was made and seconded to approve the agenda. **Vote:** Unanimously approved.

3. Counsel's Remarks

Counsel Valihura provided an overview of Delaware law governing board meetings, noting that this was a working meeting of the Board rather than a homeowners' forum. He advised

that personnel matters should be addressed in executive session, though the Board may choose otherwise.

4. Old Business

Ratification of Electronic Votes

The Board unanimously ratified the following construction permit approvals previously adopted by electronic mail:

- 34 Harbor Road – Approved
- 21 Bayberry Lane – Approved
- 14 Holly Road – Approved
- 7 Harbor Road – Approved
- 52 Ocean Drive (Demolition) – Approved

Motion to ratify: **Unanimously approved.**

5. New Business

A. Sewer Rate Discussion with the City of Rehoboth

Treasurer Antonelli provided an update on the ongoing wastewater agreement discussions. He reviewed multi-year wastewater volume data showing significant discrepancies between water usage and wastewater output, suggesting intrusion/infiltration into the sewer system. Counsel has requested meter calibration and a condition assessment from the City. A 2024 CCTV inspection report identified multiple infrastructure issues. The Board awaits further response from the City of Rehoboth.

B. Stormwater Management Update

President Timmeny reported that although the 2026 budget included approximately \$35,000 for planned stormwater work, several unexpected failures occurred, including sinkholes and collapsed pipes. The stormwater system in several areas has reached end-of-life. The Board will revisit the previously planned Verdantis study, explore grant funding, and prioritize stormwater management in the 2027 budget.

C. Treasurer's Update

Treasurer Antonelli and Chris Redefor reported:

- Capital Reserve funds are being transitioned from WSFS to Charles Schwab to obtain higher interest rates while maintaining low-risk investments.
- Recommendation to adopt a formal Investment Policy.
- Completion of a third-party audit of NSBG books and records.
- Strong summer financial performance, with rental amenity fees and construction permit revenue exceeding both budget and prior year.
- Summer financials will inform the first draft of the 2027 budget.

D. Board Consideration of Regulation of Accessory Structures

Treasurer Antonelli outlined the Board's intent to clarify covenant language regarding accessory structures. Outbuildings are prohibited under existing covenants. Accessory structures require clearer guidance. A draft regulation will be circulated to homeowners for comment.

E. Summer Wrap-Up from Community Executive

Community Executive Redefor reviewed summer operations, including:

- Website landing page redesign
- Completion of audit and tax preparation coordination
- Pool repairs and timely opening
- Successful July 4 events with enhanced security
- Strong performance by new beach grooming vendor
- Three stormwater failures repaired
- Timely processing of construction applications
- Board governance training
- Upcoming state/federal dredging of the canal

F. Board Review of Community Feedback

Vice President Friedman led this item following President Timmeny's recusal.

She summarized the Board's review of concerns raised regarding President Timmeny's interactions with BTC staff. The Board determined the conduct was not acceptable, reviewed all correspondence, acknowledged the facts as presented, and noted that President Timmeny apologized to affected employees. The Board concluded that no further

action or investigation was warranted based on available information. BTC oversight will transition to Secretary Treacy, and operational systems will be upgraded.

A substantial period of homeowner comment followed. Homeowners expressed a range of views, including requests for greater transparency, calls for an independent investigation, concerns about employee treatment, legal exposure, and community values, as well as support for the Board's approach and calls for civility. Counsel clarified that under Delaware law, Board members cannot remove other Board members; only homeowners may do so.

After extensive comment, Vice President Friedman closed the discussion.

6. Adjournment

A motion to adjourn was made and seconded. **Vote:** Unanimously approved.

The meeting was adjourned. The Board then entered Executive Session.