Sea Colony West Phase XV
Annual Meeting Minutes
April 26, 2025

The Annual Meeting for Phase XV was held on Saturday April 26,2025 at 9:00 a.m. via zoom only. Present were Phase XV President, Joel Fleck, Bob Schahfer, Vice President. Richard Smith, Secretary/Treasurer, Patty Dubuque, General Manager, Teresa Travatello, Community Association Manager and Lisa Taglienti, Administrative, represented West Property Management/ Sea Colony Troon Management.

Seven proxies were received and ten units represented via Zoom. The quorum requirement was not met. **Mr. Fleck made a motion to proceed without a quorum; the motion was seconded, and all were in favor.**

The proof of the meeting notice was displayed and emailed to all owners. Mr. Fleck asked if there were any comments from the 2024 meeting minutes. A **Motion was made to accept the meeting minutes from 2024 as written, seconded, and all were in favor.**

Council Report

Mr. Fleck reported on current projects. We rebuilt the dumpster enclosure on Summerwalk and Greenway with vinyl cladding. We completed some asphalt crack filling and sealing and more is planned for the fall. Landscaping was done at the entrance on Westway & Southwinds Lane. We replaced Summerwalk median plantings and planted flowering perennials in three parking lots with water and sun. We will repair the Summerwalk curbs and remove most of the rest. Curbs on Summerwalk will be kept to deter Waste Management infringing on the lawn. We have a new Termite protection plan that is being implemented by Home Paramount. We started adding bait trap systems around the entire Townhomes and the Veranda homes will be done next.

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Landscaping Report:

Scott Freedman reported on the landscaping. Phase XV is nestled in the woods and surrounded by trees. Last year we addressed hanging limbs over the roofs and cleared them away from the buildings. In addition to building clearance and trees dying and needing removal, the Phase has spent a large amount of time and resources on tree maintenance. The Summerwalk plantings did not do well due to lack of rain. Warranted flowers will be replaced and the Phase has been mulched. Homeowner Elise Maneri

asked if seeding will be done. Scott mentioned that the fall season is the best time to address grass seedling. Walking of the property will be done later this year.

General Manager:

Patty Dubuque mentioned that the Promenade coating on the East side by the Edgewater building has been completed. Ocean pool 3 has new decking, railings and the walkway to the beach has been completed. We have installed the concreate barriers in the Midway section for the gates. This affects Phases I&II through VI and Phase XXII. The crossover at Round Robin has been extended and new piping was added to help the water flow better. Weather permitting you will see the arm of the gates In mid May. Testing will be done. As we get closer to the Go Live Date owners will receive communications. Owner badges and parking permits have a bar code which permit access to the gates.

CINC is the new online portal. You can schedule quarterly automatic payments for the Sea Colony West XV and Sea Colony Recreational Association. CINC will also house all Phase XV documents. Go to the Community Tab, select documents and you will find Code of Regulations, Declaration Page, Insurance documents., etc. Any issues please contact the West Property Management office. Currently we are finalizing the insurance policies. The 2025-2026 flood declaration pages have been uploaded to CINC. We are currently finalizing the Master Insurance policy. If your lender is requesting proof of insurance, you can request this on the seacolony.com/owners page. Click Insurance, choose option one and fill out the electronic form.

Sea Colony Recreational Association - SCRA is ratifying the budget on May 3, 2025, at 9:00 AM. All owners are welcome to attend in person or via Zoom. The SCRA has 11 million in the budget. Additional revenue comes from rental badges, Fitness & Tennis memberships. This helps to keep the Sea Colony Recreational fees down. Sea Colony owners will receive 40% off Troon Golf.

In the coming weeks you will receive a notice to submit your HO6 policy. This is your policy for the inside of your condominium. The minimum coverage requirement for liability is $100,000.00 and for dwelling the minimum is $50,000.00. Ms. Dubuque can be reached at generalmanager@seacolony.com.

Budget Report

Mr. Smith reported on the budget. Assessments increase 1.80% to 1.87% depending on the type of building you live in. We are being proactive. We have CD's which helps to not have a special assessment. The Phase has almost $400,000.00 in the Long-Term Reserve - (LTR). Mr. Schafer explained that the LTR monies pays for tree removal, walkways and plumbing issues outside of the unit. $100,000.00 of

assessments goes into the Long-Term Reserve.

A motion was made to ratify the proposed 2025-2026 budget as submitted; the owners will receive a revised budget by West Property Management. Mr. Smith stated $21,000 will be put into the LTR; the motion was seconded, and all were in favor. Budget approved.

Election of Officers

Richard Smith position is up. **As no other nominations were submitted, a motion was made to re-elect Richard Smith to serve on the Phase XV Council until 2028; the motion was seconded, and all were in favor.**

Old/New Business;

Two letters were sent to the owners. The first one regarding the bicycle racks. We have bicycles that are old, unusable and taking up space in the racks. They will be disposed of. Ms. Dubuque mentioned you can always donate the bikes to Mariner's Global Methodist Church in Ocean View, Delaware. They refurbish old bicycles and give them to the J-1 students to use. The second letter referenced smoke detectors. Mr. Fleck mentioned that in 2010 Phase XV had a bulk rate to change all the smoke detectors. The smoke detectors have a 10-year life span and will need to be replaced.

Stephanie Friedman volunteered to organize the Annual Picinic. Save the Date. The picnic will be held in the last week of August. If you would like to help, please text Stephanie at 410-967-3267.

Tom Cunningham spoke about the Sussex County Reassessment that was done. He noticed the valve of his unit was over $100,000.00 higher than his neighbor's. He submitted an appeal to the County, and it was lowered to $40,000.00. The Veranda units pretty much the same. 176 units with 103 different values. He spoke with the Tax Department and also sent information to the Sea Colony Recreational Board. If you do not appeal, you will be paying more.

Open Forum:

Angie Kroenberg asked about power washing inside the porch. Ms. Travatello explained that the painters do not go inside the porch. She asked if the owners could call the vendor and schedule a cleaning.

Elise Maneri asked about the gutter system. Are the gutters automatically cleaned, and every gutter should be cleaned. Mr. Fleck mentioned that some units do not have a problem. Ms. Travatello stated that she will have all gutters checked. She also asked about the common roads and last year some coat sealing was done.

As there was no other business to discuss, a motion was made to adjourn the meeting at 10:17 am; seconded and all in favor.