

Pilot Point Association of Owners

Annual Meeting April 25th 2009 10:00 AM
The Lewes Yacht Club

Agenda

1. Welcome, introductions and outline of meeting- Ed Kingman, President
2. Proof of Annual Meeting notice-Phyllis Hoag, Secretary
Recording of Proxies
3. Review and approval of 2008 annual meeting minutes-available online at pilotpointlewes.com.
4. President's Report-Ed Kingman
 - a. Communication with unit owners
amercer@legumnorman.com
pilotpointlewes.com
 - b. Roof replacement program
 - c. Cedar siding repair
 - d. Siding Painting schedule-
Painting non- compliant white doors
 - e. Shed base rot- Phase 2 back units
 - f. Beach walkway extensions/replacements-5' width
 - g. Street entrance lighting replacement
 - h. Cement walkway repairs
 - i. Unit owner change requests
 - j. Landscaping/tree pruning
 - k. Future needs of PP- Updated replacement reserve study
 - l. trash management
 - new city containers, community dumpster
 - Saturday summer pickups-**NONE**
 - recycling
 - m. Lewes dog leash law-applies at PP
don't complain to L&N, call the police
 - n. Termite management-don't remove termite bait traps
 - o. New Committee on Boat Parking & storage/ Presentation by Dave Hoag

- p. Beach accretion/ Cape shores/ your taxes at work/parking issues/new “unauthorized vehicle” signs
- q. Future needs of PP- Updated replacement reserve study
- r. Unit 33-46 deck inspections/ new code and railing specs for phase two units
- s. Unit 33-46 heat pumps on blocks
- t. Unit number standard signage
- u. Winter unit water freeze ups
- v. New Committee on the future of the PP community building, Sell, tear down, move, restore or something else- Vince D’Anna
- w. Parking ban on overnight commercial vehicles

4. Legal-Vince D’Anna,
Council case summary judgment

5. Independent Accounting firm review of 2008 expenditures-
Sombar&Company

6. Presentation, review and vote for the Council proposed amended
2009 and 2010 Budget-Ron Lee

7. Presentation on community watch program-Dave Hoag

8. Nomination and election of PP Council members
Election of officers

9. Old business

10. New business

11. Adjournment

11. Separate meeting with the building inspector and unit owners
33-46

Lunch!

**Every owner will be given the opportunity to speak on any issue up to
three minutes**

PILOT POINT ASSOCIATION OF OWNERS
LEWES, DE 19958

MINUTES OF THE 2009 ANNUAL MEETING
April 25, 2009

The meeting was called to order by President Ed Kingman at 10:15 am in the Dining Room of the Lewes Yacht Club. The Council members were introduced: Vince D'Anna, Phyllis Hoag, Ron Lee and Richard Ward. Tom Sombar of Sombar & Company and Allison Mercer of L&N were also introduced.

An original owner, Bob Wenz, passed away this year and Lloyd Fegan who served many years on the Council passed away last year.

We had an incredibly cold winter with high energy costs. The City of Lewes has raised real estate taxes 25 percent.

Thank you to the Lewes Yacht Club and staff.

Phyllis Hoag, Secretary, gave the Proof of Notice. The Annual Meeting notice and proxy were sent out on March 25 by L&N after being prepared by Phyllis. We have 43 proxies and have met our quorum.

The 2008 Annual Meeting Minutes were approved as presented. They had been mailed to everyone in April of last year. They are also on line at pilotpointlewes.com.

To communicate with the Council or L&N, please do so by email or mail. This helps identify the problem quickly, makes for easy documentation and is a very professional way of addressing issues. If there is an emergency; i.e., flooding or fire, call L&N.

The last building to be roofed is units 47 - 53. The skylights are plastic and fragile, the roofers will not do the work until the skylights are replaced. These owners will be notified.

Cedar siding is being repaired on units 33 - 39.

We are looking into the next generation of siding.

White storm doors and windows are not approved for Pilot Point.

The base rot under the decks of the back units is to be repaired.

The beach walkways have been extended. They all will be replaced with five foot wide walks so the police and fire department equipment can get to the beach.

The street-entrance lighting is to be replaced.

Concrete walkway repairs will be made as needed.

Unit owner change requests are to be made in writing. All repairs and changes require Council approval. Be specific as to materials, etc. Prior difficulties with materials could have been avoided if the specifics had been provided as Council has considerable knowledge of issues to be avoided concerning materials and installation.

Landscaping and pruning are on-going. We are looking into young black pines, Austrian pines and Bosnian pines as replacement trees. Insecticides are used in conformance with accepted procedures and we are working diligently to preserve trees.

A new Replacement Reserve study will be done. A study was done about six years ago and it is time for an update. This study covers roads, buildings, etc, all of which must be maintained at considerable cost by Pilot Point.

We are keeping the community dumpster. There will be no Saturday trash pick up this summer as the cost was going to be \$2400. Mandatory recycling is coming. In the meantime, there are two options for recycling: sign up for pickup at Pilot Point or take recycling to the city dumpsters on American Legion Drive. Computers, electronics, etc. can also be disposed of there.

Lewes has a mandatory leash law and requires owner's pickup of dog waste. Any problems with dogs at Pilot Point, call Lewes police.

We spend \$10,000 a year for on-going termite service. Do not remove the little, brown, plastic, circular termite traps which draw termites to feast at them rather than on our properties.

Owners of boats/trailers have been storing them on Pilot Point property for free for years. Frequently during the summer that leaves Pilot Point owners and residents with no boat parking available. Any boat/trailer left over seven days will receive a violation notice if it does not have a Pilot Point sticker. If not removed promptly it will be towed and the owner can retrieve it for \$150 paid to the towing company. The Pilot Point stickers will have the owners name, unit number and contact number. All boats/trailers must have a current state license/registration to be parked on our property. Boats/trailers may only be parked in the boat/trailer parking area to the left of the entrance. Parked anywhere else they will be towed. Stickers may be obtained from Dave Hoag, Unit 59, by showing him a valid registration in the name of the owner or current lessee of Pilot Point.

The Cape Shores sand situation has been resolved.

We own to the low water line which provides us with a private beach. There is no beach parking at Pilot Point. No unauthorized parking signs will be placed at the entrance. They will have the name and telephone number of the towing company. Vehicles not authorized to be parked at Pilot Point will be towed.

Units 33 - 46 owners have received letters concerning their decks. Do not

use those decks until replaced. Eric Korpon of Super Snooper, LLC will be at the back of the room following the meeting to talk with any of the affected owners.

Unit 33 - 46 HVAC units are on blocks. This to be addressed as it is an unsafe situation.

New reflective unit numbers in accordance with our colors will be ordered.

Be sure to winterize and to use water shutoffs when absent. Unit 6 had a severe water problem this past winter which not only flooded that unit it also did considerable damage to unit 7. Pilot Point has a \$10,000 deductible for our insurance. Have your own personal insurance.

Vince D'Anna heads a committee to decide the future of the community building. It is in a state of disrepair.

In the case of a burst pipe, we will have an emergency water shut off. The owner is then responsible for remediation, repair, etc. of their property plus whatever damage may have been caused to any other property.

Tom Sombar of Sombar & Company gave the independent accounting review as of December 31, 2008; Current Assets, \$265,829, Total Assets, \$271,447; Total Liabilities, \$26,484; Total Liabilities and Fund Balance, \$271,447

Ron Lee, Treasurer presented the Revised 2009 Budget and the 2010 Budget. His report is attached hereto as part of the Minutes. Changes to the 2009 Budget and the 2010 Budget were approved.

Ed Kingman and Ron Lee were elected to new three-year terms on the Council.

Leases for Pilot Point are through mid-2060.

Under New Business was discussion of the trash cans. There is no great solution to the problem. Dave Hoag offered to bring in the trash cans for \$5 per week. Trash pickup is Monday and Thursday.

Be sure that L&N has keys to your unit and to locked sheds.

Richard Ward suggested that benches be placed at the end of the boardwalks.

A list of owners was requested. Because of issues of privacy we are no longer providing the list. Please ask your neighbors for their numbers.

Dave Hoag presented information about Neighborhood Watch and introduced Officer Sherrie Harmon of the Lewes Police Department. Neighborhood Watch information is attached hereto as part of the Minutes.

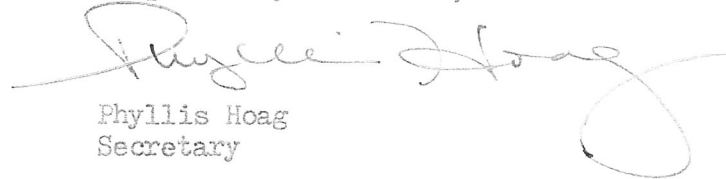
Chief Henry Baynum, Jr. of the Lewes Fire Department was presented with a check as a donation from Pilot Point.

Copy of the Boat and Boat Trailer Parking information is attached hereto as part of the Minutes.

The meeting was adjourned at 11:45 am.

The next Annual Meeting will be April 24, 2009.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Phyllis Hoag". The signature is written in dark ink and is positioned above the typed name and title.

Phyllis Hoag
Secretary

Attachments to these Minutes:

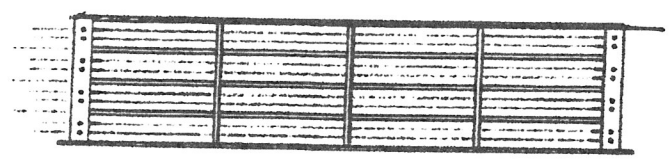
1. Deck Railing Detail
2. Boat and Boat Trailer Parking
3. 2010 Budget and 2009 Revised Budget
4. Neighborhood Watch Information

If you have not signed up for Neighborhood Watch and would like to, please contact Dave Hoag, Unit 59, for a sign-up sheet and house stickers.

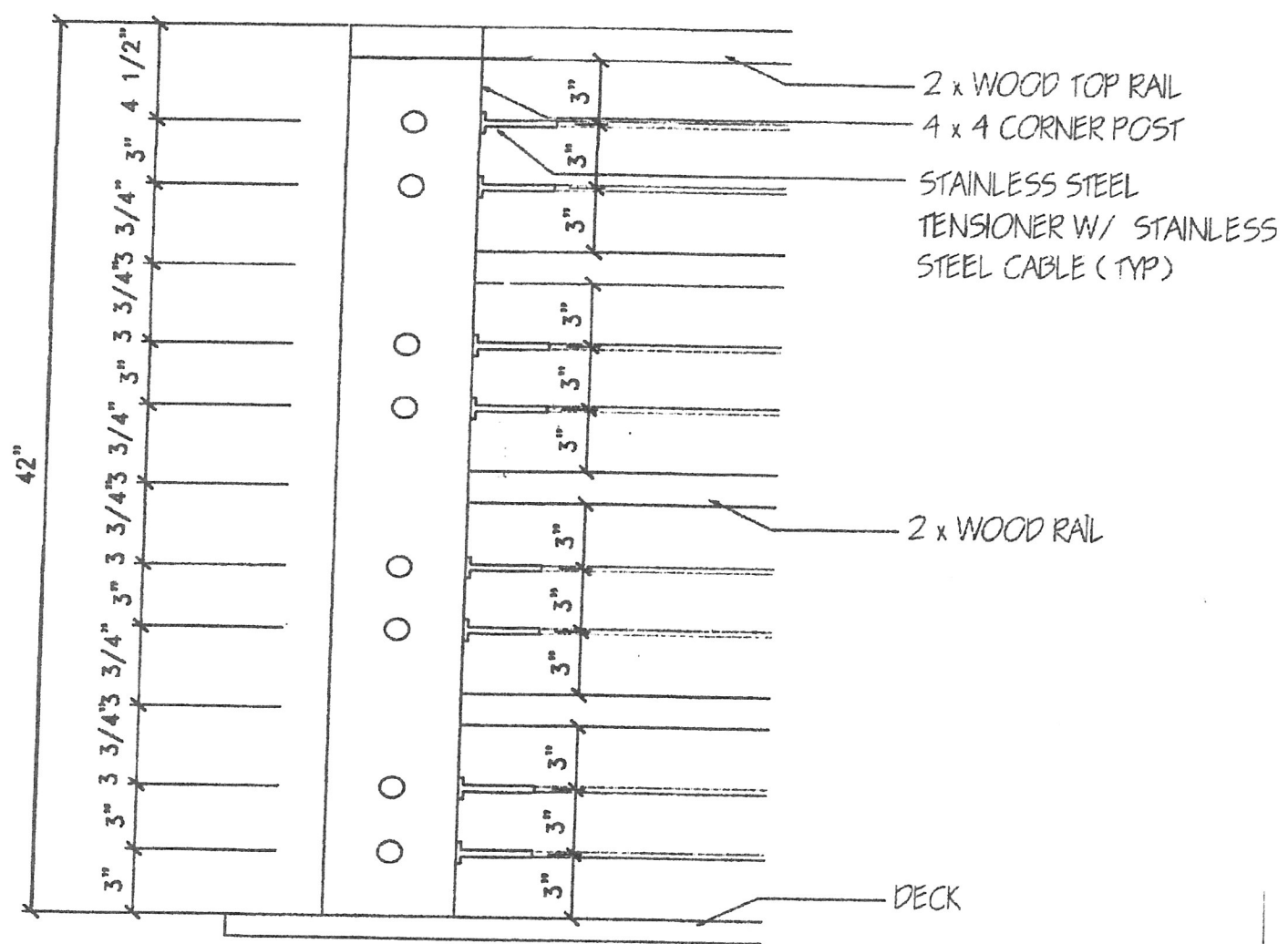
PLEASE PROVIDE ALL OF YOUR GUESTS AND RENTERS WITH THE BOAT AND BOAT/ TRAILER PARKING AND NEIGHBORHOOD WATCH INFORMATION SHEETS.

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NOTE: ALL MATERIALS AND SPECIFICATIONS ARE BASED ON: ATLANTIS STAINLESS STEEL RAILING SYSTEMS.



TYPICAL RAIL SECTION SCALE: 1/4" = 1'-0"



- 2 x WOOD TOP RAIL
- 4 x 4 CORNER POST
- STAINLESS STEEL TENSIONER W/ STAINLESS STEEL CABLE (TYP)

2 x WOOD RAIL

DECK

CORNER DETAIL : SCALE : 1 1/2" = 1'-0"

RAILING DETAIL

PILOT POINT
LEWES, DELAWARE

BOAT AND BOAT TRAILER PARKING

- Pilot Point provides the area west of the entrance for boat and boat trailer parking for residents and guests only. Parking of boats and trailers at Pilot Point is at the owners risk. The association assumes no liability.
- Boats and trailers must have a current state license/registration. This prevents the area from becoming a grave yard of derelicts.
- Other communities in our area forbid boat and trailer parking. In recent years this has increased the population of trailers on our property during the boating season.

The Pilot Point Council has adopted the following guidelines for the use of the boat/trailer parking area:

Boats and/or trailers of residents and guests shall be parked in the boat parking area only. Any boat/trailer parked anywhere else on Pilot Point property will promptly be towed at owner's expense.

Boats and/or trailers parked over seven days must display a current-year Pilot Point sticker indicating the owners name, unit number and emergency contact. If parked over seven days without a sticker a violation notice will be placed on the boat or trailer. If the owner does not affix the proper sticker on the boat or trailer within seven days of violation notice it will be considered derelict, and will be promptly towed at owner's expense.

Stickers are good for a year as long as the trailer has a current state license. Stickers can be obtained from Dave Hoag by presenting a valid registration in the name of the owner or current lessee.

NEIGHBORHOOD WATCH

The City of Lewes has started a Neighborhood Watch program which is a crime-prevention program where “neighbors look out for each other.” It is not a guarantee that crime will not happen where there is an aggressive Neighborhood Watch program, nor is it a vigilante force or a program where participants undertake risk to themselves to deter crime. The Pilot Point community, having only about 12 percent of its units occupied year-round, does not fit perfectly into the model organization of the Neighborhood Watch program; however, if all our residents, guests and renters are aware that there is a program in force and keep the basic principles of the program in mind, it can be a deterrent to crime and an asset to our local law enforcement agencies

Basics:

Be aware of your surroundings: strange people, vehicles, sounds, open doors and windows, lights on where they shouldn't be, loud noises, screams, breaking glass.

Observe and remember things that are out of the ordinary or suspicious. Vehicles: type, make, color, license plate number and state. Descriptions of people: height, weight, clothing, hair color and style. The time of suspicious activity. In our unique location criminals can be casing our properties from the beach, parking lots or street.

Take precautions: Always lock your vehicle. Do not leave valuables in plain sight in house or cars. Engrave or otherwise mark household valuables. Keep doors and windows locked, especially at ground level where they are easily accessed.

Don't take action yourself, report it. Even if you think it is minor, report it to the police, let them sort it out.

Reporting unusual activities:

911 is the emergency number, answered in Georgetown. If you don't know if what you have to report constitutes an emergency or not, “CALL 911.” The 911 operator will dispatch the appropriate authority.

The Lewes Police Department headquarters is normally manned between eight am and five pm. The non-emergency number for this office is 302 645-6264. If this number is called outside normal hours the message will be recorded and acted on the next day.

Non-emergency calls outside Lewes Police Department working hours should be made to the Sussex County dispatcher in Georgetown at 302 855 2980. It will be directed to the appropriate authority 24/7.

Pilot Point contact:

Dave Hoag is the Pilot Point contact for the city Neighborhood Watch program. If you see something that should be reported do so to the POLICE - not Dave. He is not a hero and has no assets under his control. A courtesy “heads up” of what you saw and reported would be appreciated to Dave at dadsmint@hotmail.com. He gets e-mails from the Neighborhood Watch personnel at the Lewes Police Department with follow-ups of reports coming from here and items that could affect our community. Dave will forward these to those who have e-mail addresses listed in the Pilot Point roster.

PLEASE GET INVOLVED AND HELP YOUR COMMUNITY