

June 26, 2021 VACC Quarterly Meeting

1:02 pm meeting called to order - Cheryl Detwiler

Ron Lips – Presentation on the definition of a condominium community. Specific points made on what is owned by the individual versus the community. The recommendation that everyone review the documents received in purchasing their home to better understand the type of condominium the community they have joined in Delaware.

Old Business:

Pat Nothnagel – discussion on his effort to secure sufficient insurance for the community. Worked with Patty from the Williams agency in Rehoboth to secure coverage with wind damage insurance. Only one company accepted. The cost was extremely prohibitive due to many rentals and coastal guidelines among other reasons. Pat will work to try and retain Nationwide Insurance for the basic program without wind coverage. The quote is 15% higher than last year. Pat mentioned that this board is concerned about the changing weather elements and that a tornado or hurricane could cause damage that would only be covered to the extent of the money in the reserve account.

Craig Schroeder – The pool is operational. There is a need to move from chlorine to a salt system that is estimated to cost in excess of \$ 3,850. A great deal of money has been saved by volunteers, including Anthony Nipper, Craig, Jim Garret, Mark Dieste, Jim Marshall, and Pat Nothnagel. Several owners have understood the urgency of work needed and donated funds to help. Thanks to these individuals who understand the challenge of maintaining an aged pool system. There are additional replacements needed for the pool in the near future.

Mark Dieste – it is important to go to Excel first to use the App Folio program for any ARC improvements that are desired. Reminder that any exterior improvement has to be approved.

Ron Lips – Specific thanks to the beautification committee members on flowers and plants that were planted at the entrance sign to the community. Judy Marshall, Sandy Butler, Marsha Cunningham, Mary Ann Greene, Ann Allen, Sue Philkill, ...and Jim Marshall (for the entrance boxes).

Dave Baldo provided an update in detail on the AppFolio program. Jack Rudolph is heading up the program. A lot of detail was covered on the billing system and the maintenance request part of the program. Most important for all owners is to fill out the information on their home's occupancy. All maintenance requests are to be made through the App Folio system on the Excel website. Do not call the office.

Greg Burnshaw was introduced as the VACC liaison with Excel.

Dave Baldo gave an update on the treasurer's report that included the budget and expenditures to date.

The financials had some questionable information that has to be updated. Details will be available on the website in July.

New Business:

Mark Dieste is heading up the procurement and installation of new mailboxes for the entire community. This will be completed in July. Old mailboxes will be left for the owner to keep.

Michelle Lips and Vita Materasso are planning a social committee activity on July 10th at the pool at 4 pm. The HOA is providing soda and sandwiches. Please bring an appetizer or dessert item. An email will be forthcoming.

There will also be a neighborhood garage sale. Details will be announced.

One question was asked and addressed. Two others were sent in and were answered.

Adjournment followed at 2:20 pm.

Update from Pat Nothnagel on June 30:

The actual cost for Wilmington (Lloyds of London) was \$57,916.00 which included wind coverage, Nationwide has quoted a total of \$36,433.00 and a Surety theft policy of \$391.00 = \$36,824.00. However, we are still negotiating this amount based on no claims and the Staples Agency has gone back to Underwriting to try and get this price lowered, We are awaiting word at this time.