South Shore Community HOA Interim Annual Board Meeting

Saturday October 3, 2026

Interim Board:

Nicole Altholf-Smith	Vice President
Not appointed	Treasurer
Mary Maffei	Secretary
Lee Ann Walling	Communication

Attendees: Nicole Altholf-Smith, Mary Maffei, Nancy Kassner, Wynette Jones, Jen Ackerman, Bobby Matiskella Chuck and Karen Gritton, Mary Ragonese, Mary Ann Hall, Ann Shoup, Sharon and Alan Norris

Action Items: Fifth Meeting New Business

1. The meeting opened for discussion.
2.. Monthly financial statement upto August 2026, Budget, Dues in Arrears discussed.
3. New/Old Lawncare Vendor since last year Velasquez and Sons price increase discussed.
4. Tax Chicks bill increased to $3600 could be eliminated if someone in the neighborhood could assume the duties.
5. Lawyer engaged for neighbors dues in arrea's letter sent neighbors have until 10/15/26 to respond.
6. Letters being sent to neighbors regarding overhanging trees on the shady side of South Shores.
7. The Board will be sending compliance letters regarding lot and yard maintenance, as well as Tree trimming along the road to maintain clear street visibility and overhead clearance ahead of winter.
8. The board will be performing a common area maintenance audit. Which will verify HOA versus private property maintenance obligations. Aligning maintenance strictly to HOA-owned parcels will reduce ongoing landscape service expenses.
9. Board Members needed, only two active members currently and communication director. We could possibly fall into Receivership which would be much more costly then our current dues.
10. Search for a new Snow Removal Vendor, two have responded, one is unavailable and one will charge $650 per push.

We have established we will call when needed and only when it is after 4 inches of snow on the ground per the Ellendale tally.

11. Discussed eliminating the HOA, after VP research this is a fairly difficult process due to Delaware State Laws and how we are set up regarding maintenance of Retention ponds and Drainage.
12. The group discussed lack of thoroughfare to Cedar Creek from South Shore Dr. which is now very overgrown.
13. Discussed upgrades of Security Lights, Tidewater paying HOA dues, HOA Book, Welcome to the Neighborhood packet, Website, FB page
14. Discussed needing at least $10,000 in savings for Retention Pond, Drainage and tree removal that the HOA is responsible for.
15. Discussed multiple topics:
    a. Wynette Jones stepped down from the presidency.
    b. Chili Cook Off for November.
    c. Cookie exchange at Christmas
    d. Previous Christmas Caroling in the neighborhood.
    e. Possibly Ice Cream social in the summer.
    f. Another Community Yard Sale.
    g. Difficulty dealing with Tidewater and the poor quality of water.
    h. Difficulty dealing with DEC and new light fixtures, monthly bills stayed the same.
    i. First time neighbors were ever offered a payment plan for dues.
    j. VP getting late charge dues back from Tax Chicks due to their negligence.

Next meeting scheduled: TBD

Prior Meeting Minutes from September 23rd 2025

1. Approval of prior meeting minutes **1st Pamm Swadley, 2nd Mary Maffei**
2. Monthly financial statement **Provided**
3. Annual budget for review **$10,000 in bank account**
4. Late dues **$9000 more than a yr. old. Meeting set up with Lawyer on 10/10/25 will discuss, registration stoppage, garnishment, collection agency etc;**

5. Restrictions and violations **Not worked on yet, suggestions given by Lee Ann**
6. How to communicate vital neighborhood news, **lack of turnout or participation is hampering a decision**
7. Response to Trash Pickup on Fleatown and Cubbage Pond Road from Governor/Deldot . **Deldot will Restart the DOC program, they just don't know when.**
8. Response to Future Planning: Community Yard Sale/Trash Coordinator. **Yard Sale organized By Mary Ann Claxton, Jen and Tom Ackerman are coordinating the Trash pickup**
9. Charter License is now current due to reinstatement. **Discussed**
10. Response to Slow Down Signs on Fleatown Road **There are currently signs posted in both directions to slow down upon reaching Cubbage Pond road coming from either side of Fleatown road.**
11. Snow Removal Contract Reviewed ,**Velasquez and Sons, Walls Landscaping and D1 proposals,**
12. Mailbox distribution ceased. **Not discussed**