

Prepared May 29, 2007

**Salt Pond Homeowners Association  
Annual Meeting Minutes  
June 3, 2006**

The 2006 Annual Meeting of the Salt Pond Homeowners Association was held on Saturday, June 3, 2006 at 1:00 P.M. The meeting was held in the Community Center of the Ocean City Recreation and Parks Building, Northside Park, 200 125<sup>th</sup> Street, Ocean City, Maryland.

Bev Thierwechter called the annual meeting to order at 1:00 P.M. by introducing herself as President of your Board and Chair of the annual meeting. Bev introduced the members of the Board. Seated at the table placed in front of the audience were Vice-President, Don Praisner; Treasurer, Bill Shepherd; Secretary, Karen Taylor; and Board members Ken Dunn, Dick Crawford, John Gilseman, Bill Kester, and Ray Miller. The Chair announced that two members of the Board will be leaving, because their terms expire and they chose not to run again for the Board. They are Karen Taylor and Ray Miller.

Special thanks was given to Donna Hemphill and Jody Gore of Legum & Norman, the property management company for the Salt Pond, and as well to homeowner volunteers Ann Crawford, Gert Fitzgerald, Nancy Gunn, and Carol Kester for managing the check-in process. The various Committees serving the Salt Pond community were also thanked for their work..

The Chair, by way of her virtual gavel, welcomed all attendees and announced that the minutes of the meeting would be recorded by the Board Secretary and backed up by a tape recorder. The Chair also stated that we will be operating under Roberts Rules of Order.

**First Agenda Item:** The approval of the minutes from the April 16, 2005 annual meeting. A motion for approval was made and seconded. The motion was unanimously approved.

**Second Agenda Item:** The Chair gave an overview of the Board s'actions during the year that resulted in many accomplishments, as well as an update on the Transition. Copies of the annual report were distributed and the newsletter will also include the annual report. The annual report outlined in detail the accomplishments of the Board and Committees.

Transition Update The Chair reported that your SPHA Board continues to press for completion of a global agreement with the developer on all outstanding issues relating to the Salt Pond community. The negotiations pertain to the transfer of common areas, (the community center, recreational facilities, roadways, ponds and wetlands), as well as the ongoing interest of the developer in the land surrounding the Salt Pond

Community, including the golf course and other miscellaneous issues. The goal is transfer of the common areas from the developer, SPA, to the homeowners association (SPHA), on terms acceptable to the Board, on behalf of the SPHA homeowners. The Chair commented that is a difficult, time-consuming, and complicated process.

The Chair noted your SPHA Board believes the developer is acting in good faith in the negotiations and that we are close to a global agreement with the developer that would resolve all issues satisfactorily. The Chair emphasized the fact that prior to reaching an agreement, your SPHA Board is not at liberty to divulge the details of the negotiations or the proposed agreement, because of the sensitive nature of the negotiations and to ensure that we can reach agreement. This is also based on advice of SPHA counsel and confidentiality requirements of the developer. Once the agreement is completed, your SPHA Board will discuss the specifics in a homeowners meeting. Owners will have ample opportunity to comment, ask questions, and get answers. The transition update is also a part of the annual report, which will be mailed to all owners, as a part of the June SPHA newsletter.

**Third Agenda Item:** Election of three directors to the Salt Pond Board.

The Chair told the homeowners that they have the names of the candidates for the Board on their ballots, and reminded them that they received the candidate biographies in the May 17, 2006 mailing. The candidates listed are Gerry Buckley, Gary Clipp, Katherine Coulson, and Don Praisner. The Chair then asked if there were any additional nominations from the floor. There were none. The Chair asked for a motion to close nominations. Bill Shepard made a motion to close nominations. It was seconded by Don Praisner. The motion was approved. Homeowners who didn't send in their proxies in advance were instructed to mark their ballots and pass them to the L&N staff collecting them.

**Fourth and Fifth Agenda Items:** Chair recognized Betty Bevins to discuss her suggestions related to the possibility of arranging for beach transport and organizing support for a bike path on route 360. A handout related to the matter was distributed to attendees, so they could indicate interest. The Chair said a flyer had been distributed with some information on an effort by a Savannah's Landing homeowner to organize a group that will try to negotiate lower electricity rates from suppliers.

**Election results:** Donna Hemphill of Legum and Norman approached the Chair and said that per the ballots and proxies collected, we were short of a quorum by 27 votes. The Chair announced that we would hold the polls open for two additional weeks through June 17, 2006, in order to attempt to get more people to vote.

**Sixth Agenda Item:** General Question and Answer period on other topics.

1. Mary Gamble asked how to control phragmites.

*Answer:* Dick Register told her the proper way to go about dealing with phragmites is to contact Envirotech, because they know how to advise and handle

phragmites properly. He said they could be a fire hazard. Dick said SPHA would publish the number for Envirotech.

2. Regarding the Transition Gary Clipp asked if both the transition and golf course were being negotiated together.

**Answer:** Yes it is a global agreement.

3. Gerry Buckley asked a question about whether Fred Hudson Road could have a turn lane put in for McCoy's Way.

**Answer:** Probably not while SPA owns the roads.

4. Dick Delaney suggested that a new street sign at the main intersection of Bethany Loop be made simple by adding underneath directional signs North, South, East, and West. Simplify the street signs. Add a range of house numbers.

**Answer:** Board will consider these suggestions.

5. Lawrence Anfinson suggested a Children Playing sign be placed on Canal Way East.

**Answer:** Board will take it under consideration and reminded owners that we have a 20 mph speed limit through the development.

6. A homeowner asked about the status of the mini golf.

**Answer:** SPA chooses not to give us any information on what will happen to the mini-golf land.

7. Sally Melvin asked if the developer had more than 1/3<sup>rd</sup> of the votes.

**Answer:** SPA has divested itself of its formerly SPA-owned property. Both Rupert Smith and Ken Simpler own homes and lots in the Salt Pond, but get only one vote per home or lot, just like other owners. (SPA had 10 votes per home or lot SPA when it owned properties under the SPA name.)

8. Al Stango asked what can be done about the owners who don't know the rules and regs of the development?

**Answer:** BOD prefers to talk to people, L&N sends a letter, etc. Board is working on a set of regulations. The end result is that there would be fees assessed.

9. Tom Anfinson Regarding the sign on Fred Hudson why do we need it if all lots have been sold?

**Answer:** This is SPA property; SPA has the prerogative to have any sign they desire, as long as it is consistent with any State and local laws and regulations.

10. Another owner expressed concern about the Mini Hotel on Fox Tail owners rent out to a number of adults and kids. "What can we do about it?"

*Answer:* The Board is checking on now Sussex County rules and regulations might be used to restrict rentals of large groups of people. Covenant changes might also be a long term solution.

Motion to adjourn the meeting was made by Jessie Pieplow, seconded by homeowner Jim Rotherham. Meeting concluded at 3:00 P.M.

Note: Handouts and sign-up sheets distributed at the meeting:

- Annual Report including financial information on SPHA
- Suggestion Box forms
- Homeowners reminders sheet
- Email sign-up list
- Energy consumer group info
- Salt Pond kids sign-up activity sheet