

Tower Shores Meeting Minutes, 2/9/2021

Meeting, held via Zoom, called to order by Karen Castle at 7:32pm

Attendees (Board): Karen Castle, Tony Nerlinger, Mike Stang, Tom Seamon, Pierce Bates, Brad Newcomer, Owen Kirby, Carey Horchler

Attendees (Community Members): Dennis O'Brien, Tom Valuck, Adam Rashidi, Andrew Fenzel, Jim Croker, Dan Cohen, Gus Tjoumas, Jean & Matt Krafft, Kim Beals, Mike Emmett, Miles Weigold, Nancy Rashidi, Rory Schick, Diane Rosenberg, Tim Collins, Jewel & Sang Na, Donna Conoscenti, Debbie Starobynski-Jezyk

Representative from Duffield Associates: Jeffrey Bross

Approval of December and January Minutes

- Unanimous

President's Updates (Karen)

- Thanks to: Brad and Mike Emmett for arranging community plowing; Carey and Dennis for their work on the budget; Andrew Fenzel for agreeing to serve as Chair of the Election Committee for the upcoming elections; Dan and Miles for ongoing TSBA communications and their efforts with the soon-to-be tested election app; and Diane for her attention to updates of the Restrictive Covenants.

Dunes Committee Update (Tony)

- Board voted unanimously to contract Duffield Associates to conduct a site study of the Tower Shores dunes; review existing data on beach erosion and renewal, and current TSBA mitigation efforts and practices; propose measures to preserve and enhance the community's dunes; and organize a Zoom meeting with the entire membership to review assessment and recommendations. Timeframe: 4-6 weeks from signing of contract. Cost: approximately \$4,500.
- Duffield's was one of several proposals from 15 companies that the committee reviewed.
- Jeff Bross of Duffield Associates was on the call, and recently walked the beach with Tony, Mike and Brad.
- Miles noted that in his 40 years in the community (35 associated with the Board), there has never been a baseline study of the dunes for reference or future planning purposes.

Treasurer's Update (Carey)

- Monthly income reported of \$1,822.00 from dues and home sales fees with last remaining dues check said to be in the mail.

- Monthly expenses reported of \$5,990.00 for: accounting fees; fire hydrant fee; landscaping; legal fees; website fees; and trash collection.
- 1099s for all vendors completed.
- Fiscal year ends May 31; intent is to have all outstanding bills paid by this date.

Budget Committee Update (Dennis)

- New fiscal year begins June 1.
- TSBA is a “cash basis” association so we need to know the amount of reserves we will carry forward into the new year and complete a draft budget forecast by March for the Board’s review; therefore a note will soon go out to all committees for an estimate of remaining fiscal year expenses/bills.
- Aim is to share draft budget with the entire community in April.
- Approximately 50 percent of operating budget is allocated to trash and recycling.

Landscaping and Signage (Brad)

- Unanimous approval of proposal for 4-5 dog bag stations throughout the community at a cost of approximately \$1,000 - to be filled year round; and a new stop sign.

Communications Committee (Dan)

- Conference call scheduled for later this week with Comcast Cable, which is establishing service in South Bethany, to discuss the potential for expansion to North Bethany. A coalition of North Bethany communities has been lobbying Comcast, which previously had not shown interest in extending service up Route 1.
- Dan and Miles have entered the names of all authorized TSBA voters into the database for an election app that they hope to beta test with a series of simulated questions within the coming two months in advance of community elections. The community should anticipate a note(s) about the app and the simulations in the very near future.
- At present, there are approximately 400 users of the TSBA website, representing the 226 dwellings in Tower Shores.

Nominating Committee (Andrew Fenzel)

- A note will soon be sent to the community soliciting interest in candidacies for the upcoming elections.
- Based on the results of the testing of the election app, a decision should be made in March whether to conduct the elections virtually or in some hybrid fashion.

Governing Documents & Bylaws (Diane)

- Previous vote on the Restrictive Covenants did not meet the threshold for approval, requiring a majority of all [owners](#), rather than a simple majority

of votes cast [at a meeting where a quorum is present](#). The last vote for approximately 8 votes shy.

- Issues at stake include: a grace period for renovations; number of votes per lot/residence; setbacks; Board review of designs/variances; number of parking spaces per unit; liability for costs for damage/repair of dunes; use of port-o-johns during renovations/construction; use of grills; and overnighting of tents and canopies on the beach.
- Motion was approved by the Board to resubmit the Restrictive Covenants to the community for a vote, with one Board member opposed.

Winter Security (Pierce)

- Report of non-community members using Atlantic Watergate tennis courts. Lock will need to be replaced.
- In discussion with Adam about renewal of beach manager contract and enforcement of community regulations.

Trash & Recycle (Mike)

- Dumpsters scheduled for Memorial Day Weekend, Friday-Tuesday, in same locations with yard waste container on Ocean Ct.

[The meeting concluded at 9:15 PM.](#)
