

## **Tower Shores Board Meeting Minutes 12/14/2021**

Meeting called to order by Karen Castle, President, at 7:30 pm.

Board attendees: Karen Castle, Tony Nerlinger, Pierce Bates, Brad Newcomer, Carey Horchler, Mike Stang, Tom Seamon, Chuck Ott, Owen Kirby.

Community attendees: Mike Drudy, Donna Thomas, Sang Na, Tim Collins, Dan Cohen, Jim Croker, Debbie & Rory Schick, Ellen Ottenstein, Donna Genderson, Karen Newcomer, Ari Elkin, Stephen Wagner, Elizabeth Frazee, Gus Tjoumas, Doug Miller, Mimi Lloyd, Tracy Travers, Wayne Wetterlund, Cliff no-last-name, Mike Briglia, Mike McAdams, Ken Adams, Jim Gallinaro, Steve Plotkin, Tom Valuck, Katherine Templeton, Rick Cuming, Andrew Fenzel, Miles Weigold.

The November meeting were approved.

### **President's Message – Karen Castle**

- Karen thanked all who participated in the November meeting for their cooperative demeanor and for working together.

### **Financial Report – Carey Horchler**

- The treasurer's report was approved as presented. The monthly treasurer's report will be available for member's access on the TSBA website as soon as the format is decided.

### **Thomas Elevator Variance Request**

- Donna Thomas (Admiral Road) has requested Board approval of a setback variance to allow installation of an elevator in the SE corner of her home which will encroach the setback. All the neighbors have been contacted and approve the installation of the elevator. A drawing of the proposed location was shown. Brad moved that the variance be approved; approved unanimously.

### **Landscaping – Brad Newcomer**

- There are no current landscaping updates with the exception that the Dune Rd. sign at the highway crossing is missing. Brad will investigate and replace the sign.

### **Trash & Recycling – Mike Stang**

- No report

### **Communications – Dan Cohen**

- Nothing new to report. Website maintenance is ongoing.

### **Winter Manager - Pierce**

- The winter manager has reported that the fencing was blown over at the Dune Rd. crossover. Repairs will be completed asap

### **Matt's Fish Camp – Miles Weigold**

- There is no new activity regarding the shed being constructed behind the restaurant.

### **Governing Documents – Elizabeth Frazee**

- The Restrictive Covenants committee has made much progress. The next meeting has been scheduled for the third Wednesday in January.

### **Dogs on the Beach – Ari Elkin**

- Ari has formed a committee. 1<sup>st</sup> meeting will be on 1/5 via Zoom. Details will be on the website. Monthly meetings will take place working toward a proposal on the Annual Meeting ballot.

### **Mailboxes – Brad Newcomer**

- The Frankfort, DE postmaster has granted the TSBA permission to double the number of mailboxes for the community. Boxes will be installed next to the existing boxes in Villa Way & Cove Road. The Villas and the homeowner have both approved installation of the boxes. Brad will investigate how the postmaster will allocate new boxes.

### **Dune Preservation – Tony Nerlinger & Tom Seamon**

- The dune committee has received proposals from both George & Lynch and Mike Emmett to move sand. The committee will convene a Zoom meeting before the end of 2021 to discuss proposed dune improvement options and pricing. Details for the call will be posted on the website.

### **Lifeguards – Dan Cohen & Carey Horchler**

- Dan contacted the North Bethany Ocean Rescue Company (NBORC) discuss feasibility and obtain a proposal for lifeguards on the Tower Shores beach. NBORC submitted a proposal to TSBA to provide lifeguard services. The recommendation is for two stations, four guards. The TSBA would be responsible for providing guard stands, parking for four guards, and an equipment storage box. The proposed 2022 schedule would start on Memorial Day weekend, recess until June 18, then resuming through the Labor Day. The cost will be approximately \$85,000 for the '22 & '23 seasons.

Much discussion ensued both for and against the proposal. Jim Gallinaro (Admiral Road), a former Board member and a practicing attorney in VA and DC, offered his assistance. After discussion of insurance coverages, Karen recommended that the Board investigate whether current liability policies provide adequate coverage to the TSBA in the event of an ocean drowning incident or other personal injury occurrence in the community. After obtaining legal advice the Board will continue this discussion. In a straw poll of the Board, members were split 4 yes, 4 no with one abstention.

### **New Business – Karen Castle**

- Carey requested Board approval to put the monthly financial report on the website in the Homeowners section. Her motion was approved unanimously.

The meeting was adjourned at approximately 9:17 PM.

Respectively submitted,

Tom Seamon, Acting Secretary