

**WEBBS LANDING HOMEOWNERS ASSOCIATION (WLHA)**  
**2019 Annual Meeting Minutes**  
**September 28, 2019**

**1. ATTENDEES**

A. Board Members

Nancy Trunzo, Acting President/Vice President/Treasurer and Bob Stine, Corresponding Secretary

B. Others Present

Joe Choma, Bill Moore, Steve & Judy Britz, Dan Himmelfarb & Donna Musselman, Warren Sandberg

**2. CALL TO ORDER**

Nancy Trunzo called the meeting to order at 10:45 a.m. at 211 Waterford Drive.

**3. APPROVAL OF MINUTES**

Upon a motion duly made and seconded, a majority of those present

**VOTED:** That the minutes of the Board Meeting of September 22, 2018, previously submitted to residents, be approved.

**4. TREASURER REPORT**

Nancy Trunzo distributed copies of the WLHA Budget 2018/19 and 2019/20. Each line item in the report was discussed and explained by Nancy Trunzo. A copy of the report is enclosed with these minutes.

Upon a motion duly made and seconded, a majority of those present

**VOTED:** That the budget be approved.

**5. ROADS**

Depressions are appearing on Waterford Drive that need to be looked as to why they are occurring and need to be filled in.

WLHA to contact DELDOT regarding a NO OUTLET sign to be installed.

**6. COMMUNITY DOCK**

Residents and board members expressed concern about keeping non-residents from using the pier and launch; especially if and when the Chase Oaks development becomes active.

Reminder that the current 20 year DNREC lease expires in September 2021 and will need to be renewed.

**7. BOARD POSITIONS**

Candidates for some positions were still not filled so it was discussed and decided that more time would be needed to recruit candidates for WLHA board positions before voting took place.

**8. OTHER BUSINESS**

This year's yard sale was a big success and residents were recognized for all the effort to make it happen.

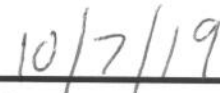
**9. MEETING ADJOURNED**

Upon a motion duly made and seconded, a majority of those present  
**VOTED:** To adjourn the meeting.

These minutes were approved by the Board of Directors.



\_\_\_\_\_  
Bob Stine, WLHA Corresponding Secretary



\_\_\_\_\_  
Date

**Webbs Landing Homeowner's Association...2018-2019 and 2019-2020 Budgets**

	<b>2018-19 Budget</b>	<b>2018-19 Actual</b>	<b>Under/ (Over)</b>	<b>2019-20 Budget</b>
<b>Income</b>				
Assessments	\$10,500.00	\$ 6,300.00 *	\$ 4,200.00	\$ 10,200.00
Interest/Bank credit	\$ 75.00	\$ 10.00	\$ 65.00	
<b>Total.....</b>	<b>\$10,575.00</b>	<b>\$ 6,310.00</b>	<b>\$ 4,265.00</b>	<b>\$ 10,200.00</b>
<b>Expenses</b>				
Insurance	\$ 1,400.00	\$ 1,373.00	\$ 27.00	\$ 1,475.00
Legal	\$ 1,000.00	\$ -	\$ 1,000.00	\$ 1,000.00
Maintenance	\$ 3,000.00	\$ 640.00	\$ 2,360.00	\$ 3,000.00
Office	\$ 300.00	\$ 39.99	\$ 260.01	\$ 300.00
Property Taxes	\$ 30.00	\$ 21.93	\$ 8.07	\$ 30.00
Electricity	\$ 650.00	\$ 613.59	\$ 36.41	\$ 650.00
Kayak Expenses	\$ 8,665.00	\$ 8,723.00 **	\$ (58.00)	\$ -
<b>Total.....</b>	<b>\$15,045.00</b>			<b>\$ 6,455.00</b>

\*Assessments collected thru 6/30/2019

This year's assessment collected thru 9/1/2019.....\$9,900.00

\*\*Kayak launch total...  
 \$ 585.00  
\$ 8,723.00  
 \$ 9,308.00  
\$11,000.00  
 \$ 1,692.00

Last year  
 This year  
 Total Cost  
 Budget allowance  
 Under Budget

**Webbs Landing Homeowner's Association**

**Financial Report for July 1, 2018 thru June 30, 2019**

<u>Date</u>	<u>Checking Account</u>	<u>Sub-total</u>	<u>Total</u>	<u>Balance</u>
<b>7/1/2018</b>	<b>Opening Balance.....</b>			<b>\$ 3,047.21</b>
	<u>Income</u>			
8/30/2018	Transfer from Savings	\$ 5,685.00		
11/26/2018		\$ 2,000.00		
4/30/2019		<u>\$ 2,800.00</u>		
			\$10,485.00	
	<u>Assessments</u>			
8/22/2018		\$ 600.00		
5/29/2019		\$ 2,400.00		
6/17/2019		\$ 2,400.00		
6/26/2019		<u>\$ 900.00</u>		
			\$ 6,300.00	
			<b>Total Income.....</b>	<b>\$16,785.00</b>
	<b>Expenses</b>			
	<u>Street Lights</u>			
Monthly	Delaware Electric Co-op		\$ 613.59	
	<u>Taxes</u>			
8/24/2018	Sussex County		\$ 21.93	
	<u>Office Expenses/Communications</u>			
7/7/2018	Robert Stine	\$ 20.50		
11/14/2018	Deluxe checks	\$ 14.49		
2/12/2019	Division of Corporations	<u>\$ 5.00</u>		
	change mailing address		\$ 39.99	
	<u>Roads Maintenance</u>			
7/3/2018	RC Paving..patch holes	\$ 250.00		
1/14/2019	Mark Couchman..snow	<u>\$ 350.00</u>		
			\$ 600.00	
	<u>Insurance</u>			
11/27/2018	L&W Insurance		\$ 1,373.00	
	<u>Sign Area Maintenance</u>			
3/18/2019	DR Enterprises..trim plants		\$ 40.00	

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<u>Date</u>	<u>Checking Account</u>	<u>Sub-total</u>	<u>Total</u>	<u>Balance</u>
	<u>Kayak Launch*</u>			
8/30/2018	Hastings Marine-mtls	\$ 5,685.00		
10/20/2018	Recorder of Deeds fee	\$ 58.00		
5/1/2019	Hastings Marine-balance	<u>\$ 2,980.00</u>		
			\$ 8,723.00	
			<b>Total Expenses.....</b>	<b><u>\$11,411.51</u></b>
<b>6/30/2019</b>	<b>Closing Balance.....</b>			<b>\$ 8,420.70</b>

<u>*Kayak Launch Total Cost</u>				
3/15/2018	Hastings Marine-permit fee	\$ 585.00		
8/30/2018	Hastings Marine-mtls	\$ 5,685.00		
10/20/2018	Recorder of Deeds fee	\$ 58.00		
5/1/2019	Hastings Marine-balance	<u>\$ 2,980.00</u>		
	<b>Total Cost.....</b>	<b>\$ 9,308.00</b>		
			Budget allowance....	\$11,000.00