

Ridings at Rehoboth Owners Association Meeting – Executive Session

MINUTES

MEETING DATE

May 16, 2018

ATTENDANCE

Present: Sal Zisa, John Roecker, Joanne Saltzberg, Greg Bennett, Charlie Baker, Brian Bennett, Frank Himpler, Alan Schoem (Advisor); Jonathan Poole (Seascape).

CALL TO ORDER

20:20 by President Zisa.

DISCUSSION

Outstanding Homeowners Dues

Due to concerns over their effectiveness, Sal Zisa proposed that the Association switch from the current collection company to Recovery Solutions Group. One example of this concern was they only filed a \$4,100 lien against a delinquent account of \$9,000.

After discussion, the decision was made to hold off on engaging the services of Recovery Solutions Group at this time.

Action: Seascape will make phone calls to all accounts delinquent by 2 or more quarters.

Homeowner Applications for Propane Tanks

By Seascape letter, applicants were notified of conditional approval for propane tank installation. In order to clarify the Ridings at Rehoboth Homeowner's Association position regarding this conditional approval, a second letter will be provided to the applicants.

Action: Alan will draft a letter to propane tank applicants for the Board to review.

Schagrin Propane Supply

1. A meeting between representatives of Schagrin and The Ridings at Rehoboth is being planned, tentatively for the week of June 24. The objective is to review insurance, propane rates, applicable laws and contractual issues. President Zisa proposed a potential meeting agenda (attached).
2. A motion was made by Brian Bennett to follow the recommendations of the Ridings attorney regarding agenda items and the requirement that both parties omit legal representation. Seconded by Charlie Baker. The motion carried unanimously.

ARC Topic

Brian Bennett stated he had received a resident complaint about another resident's shed. Brian commented that he and Jonathan had, just prior to the meeting, received additional information on this topic. President Zisa recommended checking the information on file relating to this issue.

ADJOURNMENT

21:10 by President Zisa.

ACTION ITEMS

NEW and OPEN ACTIONS

1. **Action:** Seascope will make phone calls to all accounts delinquent by 2 or more quarters.
2. **Action:** Alan will draft a letter to propane tank applicants for the Board to review.

ATTACHMENTS

1. Proposed Potential Schagrin Meeting Agenda

Respectfully Submitted

Frank Himpler, Secretary - Ridings at Rehoboth Owners Association

ATTACHMENT 1

Potential Schagrin Meeting Agenda

1. Insurance Issues - *per-occurrence vs. aggregate*
2. Exclusivity (Should Schagrin be the exclusive gas provider)
3. Rates charged by Schagrin compared to other providers - *sliding scale pricing*
4. Penalty Provisions -
5. Written Assignment is between Schagrin and developers and not the HOA-no assignment has been made to HOA
6. Delaware Law allows homeowners to select their gas provider
7. Homeowners have the right to install underground tanks.
8. Any agreement between Schagrin and the HOA would have to be approved by the Membership and it would be nonexclusive.
9. To retain customers, Schagrin has to act reasonably regarding rates/penalties