

Minutes of the Special Meeting
of the Fork Landing Farms Homeowners Association
January 15, 2023, at 2:00 pm at the Milford Moose Lodge

1. 2:02 **Call to Order** by President, Adrian Hunnings. Board members present: Ron Rizzo (VP), Carl Buczek (Treasurer), Janice Imwold (Secretary) and Melissa Ramey (Director). Secretary **verified a Quorum** was present. (30% of 64= 19.2 or min of 20 homes represented.) Homeowners were present representing 19 lots and 6 proxies resulting in 39% of our lot owners. (25 total: 5602, 5603, 5605, 5606, 5613, 8607, 19570, 19573, 19583, 19584, 19585, 19586, 19587, 19590, 19592, 19594, 19602, 19603, 19604, 19605, 19608, 19622, 19635, 19639, 19644.)
2. 2:04 The **minutes of the Annual Meeting held on 8/23/22** had been posted on our website. A motion was made to dispense reading of these minutes and to adopt them as written. It was seconded and passed by unanimous consent.
3. Carl presented the **Treasurer's Report**: He presented a revised and updated version of the report distributed at the Annual Meeting in November. The primary revisions were to the Legal fees incurred in 2022 to amend the Bylaws. The attorney's invoices were received in mid-December and were significantly higher than anticipated. In addition, the fees to record the documents with Sussex County Land records were almost \$1,000. The total projected cost to the 2022 Budget for the Bylaws project was revised to \$4,431.85. Even though the cost of this line item went over budget, it was pointed out that the Annual Budget did not. Therefore, we are ending the year with about \$9000 under our approved 2022 Annual Budget and will likely end the year with a small surplus of income over expenses. This means that our Reserves are likely to remain at the same level as 2021. The final budget report including December expenses has not been received yet from HPS. That report is due within the next week. The 2023 Budget is still the same as approved at the Annual Meeting in November and will allow us to pursue the approved community ADA concrete sidewalk along Drummond Dr down to the pier in 2023. We were also reminded that the full report on our 2022 annual expenses will be made available in March to all homeowners as soon as Carl reconciles all income and expenses.
4. Our many **volunteers were recognized** and thanked for their work to keep our community a place we can be proud of:
 - Those who weed, plant beautiful flowers, and mulch our front entrance, and decorate for the holiday.
 - Those who have served on the Architectural Review Committee over its years of existence in helping homeowners to adhere to the Guidelines.
 - The "Flag group" who 5 times a year have been putting out the American flags along the sidewalks followed by removing them, and cleaning and rolling them to store them.

- The 2022 Tree project which provided about 80 trees to the common areas and to individual homeowners at cost would not have happened if John Ferrell had not initiated the process, applied, and completed the paperwork for the grant, organized the purchases and distribution of the trees, watered many of the trees in common areas and sent out regular reminders to homeowners to water their trees. He was given a special recognition of our appreciation for his extraordinary efforts! In turn John thanked all those that helped him with other purchases like mulch and with the planting of the trees.
 - We were reminded of other times when volunteers showed up to help with the upkeep of the walkway to the pier and to the pier itself.
5. Our **Nominating Committee** included Robert Gramling (chairman), Mike McLaren and Molly Chin. Robert Gramling reported that the committee was unable to find a candidate for President. The Committee nominated the following candidates for office:
- President – no one
 - Vice President – Ron Rizzo
 - Secretary – Janice Imwold
 - Treasurer – Carl Buczek
 - CRO – Stephen Leger

Our Bylaws require nominations to be closed 3 days before the meeting/election. The Bylaws also require an **Election Committee** of 3 homeowners to tally the votes. A motion was made to dispense with the Election Committee and not conduct a vote by written ballot and to elect by unanimous consent the 4 candidates presented by the Nominating Committee. It was seconded and passed by unanimous consent. The new Board takes over at the adjournment of this meeting with the Vice President, Secretary and Treasurer with a term lasting until the 2023 Annual Meeting, and the President and CRO with a term lasting until the 2024 Annual Meeting.

The Executive Board must vote to appoint a **President** at their first meeting. We need you! Anyone interested should contact Ron Rizzo (Acting President).

6. **Community Regulations #30** was reviewed including the special note in red: As a result of the last community meeting, the Board investigated the City of Milford building codes and determined that they no longer require a 6' fence around a pool. A motion was made and seconded to eliminate the need for a 6' privacy fence around a pool. Only 2 votes were cast in favor of the amendment, all remaining votes were opposed. With no further motions made at this time the Community Regulations were adopted as written and a **6' fence is still required around a pool in our development.**

Reminded homeowners that the **Executive Board members will not be patrolling and looking for violations. If a homeowner sees a violation, you report it on the complaint form. This form is confidential and requires a signature for the Board to follow up on it. Submit to the CRO.**

Reminded homeowners that **Community Regulations can be amended at any meeting with a majority vote of the Association in which Notice of the propose change has been given to all Homeowners in advance.** Refer to those documents for specifics.

7. Meeting adjourned at 2:40 pm.

Respectfully submitted,
Janice M. Imwold
FLFHA Secretary