



Odessa National Maintenance Corporation

Annual Election and Community Meeting

November 4th, 2021



Agenda

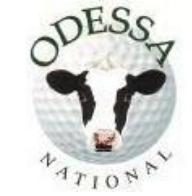
- Welcome and Call to Order
- Verification of Quorum
- Introductions
 - Maintenance Corporation Current Board of Directors
 - Management Team
 - Maintenance Corporation Committees
- Community Updates
 - Turnover Status Update
- Architectural Review/Deed Restriction Discussion
 - Camerton Parking Regulations
 - Upcoming Property/Lot Inspections
- 2022 Maintenance Corporation Operating Budget Highlights
- Open Discussion – topics that benefit the community
- Voting / Collection of Ballots
- Announcement of Voting Results and Next Steps
- Meeting Adjournment



Introductions – Maintenance Corporation

Executive Board of Directors

- Daniel Camputaro (President) - Aviemore Subdivision
- Douglas Krantz (Vice President) - Avonbridge Subdivision
- Joey Nicely (Treasurer) - Aviemore Subdivision
- Yuliana Goldin-Dunn (Secretary) - Tweedsmere Subdivision
- Greg Wuthnow - Aviemore Subdivision
- Wallace Williams - Ravenglass Subdivision
- Andrew Leach - Lynemore Subdivision



Introductions – Management Team

FirstService Residential

- Roger Fons II
 - Regional Director

- Kevin Meconi
 - Community Association Manager





Introductions – Maintenance Corporation Committees

Architectural Review Committee

Review of architectural requests, deed restriction compliance issues, and general adherence of the Master Covenants and Restrictions.

- Douglas Krantz (current board member) - Avonbridge
- Crystal Barr - Tweedsmere
- James Coleman - Ravenglass
- Tony DiLorenzo - Avonbridge
- Zach Duphily - Camerton
- Tyrone Hall - Tweedsmere
- Jeremy Manista - Camerton

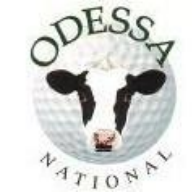


Introductions – Maintenance Corporation Committees

Landscaping Committee

Review of the community landscaping plan, soliciting feedback and suggestions for landscaping improvements throughout the community.

- Wallace Williams (current board member) - Ravenglass
- James Coleman - Ravenglass
- Zach Duphily - Camerton
- Tyrone Hall - Tweedsmere
- Gina Maynard - Avonbridge
- David Nitkowski - Lynemore
- Ray Taylor - Lynemore

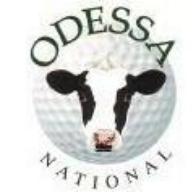


Introductions – Maintenance Corporation Committees

Social Committee

Planning community events, social gatherings. Soliciting feedback and suggestions about ways to improve the community park.

- Yuliana Goldin-Dunn (current board member) - Tweedsmere
- Joey Nicely (current board member) - Aviemore
- Kristan Anthony - Aviemore
- Nicole Bryant - Watchgate
- Gina Maynard - Avonbridge
- Ken Speir - Avonbridge



Community Update

Main Topics

- Final Inspections and Turnover Status Update
 - Ravenglass and Aviemore Pond Inspections
 - Open space review in:
 - Camerton
 - Lynemore
 - Avonbridge
 - Tweedsmere



Community Update – Final Inspections and Turnover

New Castle County Pond and Open Space Inspection – 11/2/2021

Stormwater Drainage Ponds

Purpose of the ponds is to essentially improve water quality in and around the area and to reduce flooding, erosion, and runoff.

Requirements

NCC Public Works requires that ponds be inspected on an annual basis and maintained on a quarterly basis.

Filing of annual reports indicating that pond maintenance is being upkept

If in compliance with the NCC guidelines, filings, and inspections, any major pond repairs in the future (e.g. dredging) would be the responsibility of New Castle County.

The property management company will be responsible for ensuring that all applicable pond regulations are being complied with and followed.



Community Update – Final Inspections and Turnover

New Castle County Pond and Open Space Inspection – 11/2/2021

Ravenglass Pond

- Pond was found to be in good shape with sufficient water flow
- Rip Rap (filter) area needs minor updates like more stone, but the water flowing is free from sediment.

Aviemoore Pond

- Pond was completely rebuilt in 2018 due to the original pond being insufficient for the needs of the community.
- Needs a few items addressed and some regrading, but in good condition overall.



Community Update – Final Inspections and Turnover

New Castle County Pond and Open Space Inspection – 11/2/2021

Community Park (Lynemore)

- Parking lot is up to code based on the revised building plan
 - Gravel lot
 - 25 bumper spots
 - 3 handicap spots
 - Bike rack
- Playground equipment is not commercial-grade
 - NCC recommendation is to remove or replace for insurance purposes
 - Community (via initial Social Committee survey) will need to make a decision on this
 - Requires quorum/majority vote
- All landscaping is installed, any items needing replacement have been replaced
- Berms are up to code and compliant with land use plans

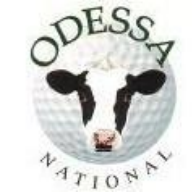


Community Update – Final Inspections and Turnover

New Castle County Pond and Open Space Inspection – 11/2/2021

Camerton Open Space

- Overflow Parking Lots
 - Recent paving is insufficient and will need to be redone.
 - Lots of cracking/splitting of the asphalt
 - All three lots need to be redone
- Open Space
 - There cannot be any encroachment in the open space areas otherwise they cannot and will not pass inspection
 - Homeowners are not allowed to put their own property in the open space areas



Community Update – Final Inspections and Turnover

New Castle County Pond and Open Space Inspection – 11/2/2021

Avonbridge Open Space

- Overflow Parking Lots
 - One lot is paved well but needs parking lines added
 - One lot is fine
 - The other two lots need to be re-paved due to cracking/grading issues
- Open Space
 - There cannot be any encroachment in the open space areas otherwise they cannot and will not pass inspection
 - Homeowners are not allowed to put their own property in the open space areas

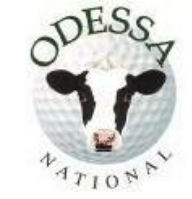


Community Update – Final Inspections and Turnover

New Castle County Pond and Open Space Inspection – 11/2/2021

Aviemore Private Lot Water Drainage

- Water drainage mitigation between 522 Aviemore and 526 Aviemore is insufficient and not up to any applicable code.
- This affects final road paving
- This is a DeIDOT issue and DeIDOT will be reaching out via Capano to the homeowners to correct the issue prior to final paving of the roadway.

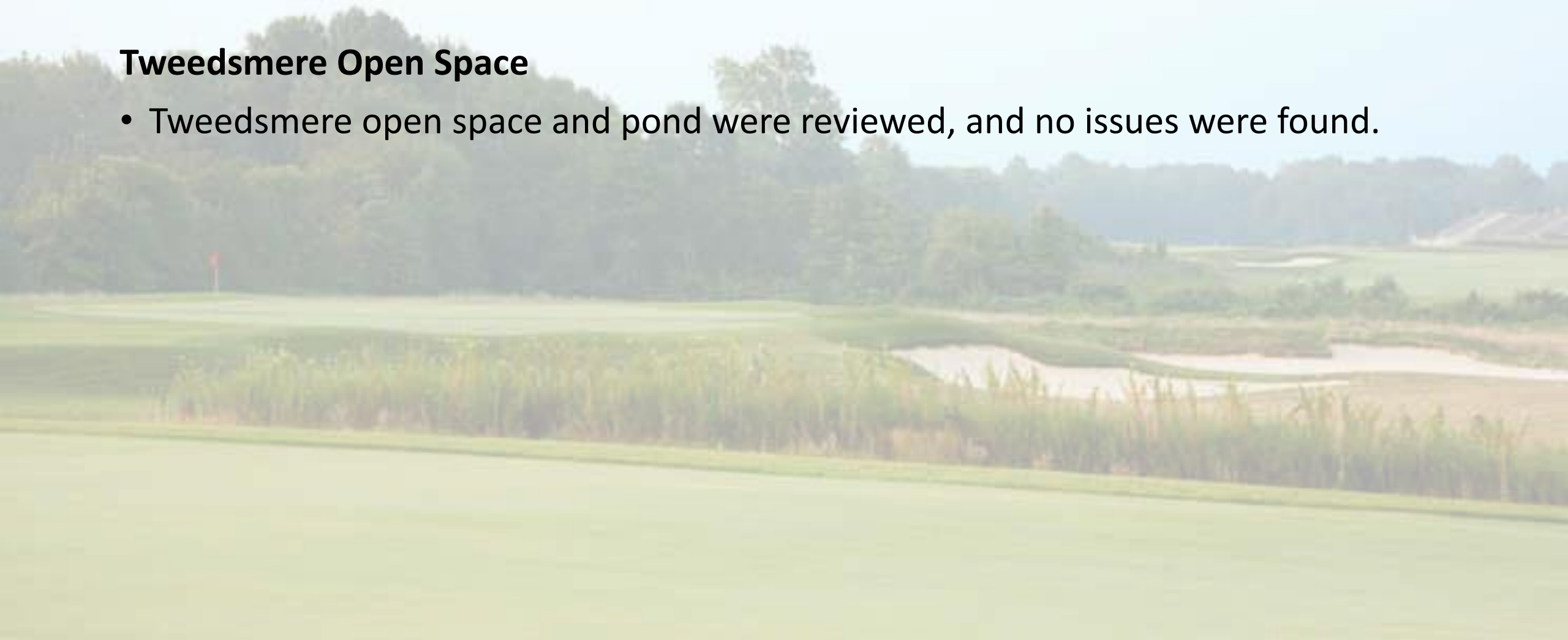


Community Update – Final Inspections and Turnover

New Castle County Pond and Open Space Inspection – 11/2/2021

Tweedsmere Open Space

- Tweedsmere open space and pond were reviewed, and no issues were found.





Community Update – Final Inspections and Turnover

New Castle County Pond and Open Space Inspection – 11/2/2021

Next Steps

- Final inspections will be scheduled
- NCC representative noted that developer has done a good job of correcting identified issues and other than minor items noted, not much left to do

What we Need

- If you have a drainage issue on your property caused by water runoff coming **from an open space area**, please let us know by emailing board@odessanational.org.
- NCC Land Use will need to come and inspect your lot.
- If an issue is found, Capano will need to address prior to turnover.
- Ideally this needs to happen before turnover so we don't have to pay for remediation.



Architectural Review Discussion

Main Topics

- Camerton Parking Restrictions
- Upcoming Property/Lot Inspections



Architectural Review – Camerton Parking

Camerton Parking Regulations

The maintenance corporation recently received a request to re-institute vehicle towing on Camerton Lane.

In checking with DeIDOT, they have no record of parking restrictions on Camerton Lane being filed with them.

We are checking with Capano to see when the restrictions were instituted and by whom.



Architectural Review – Camerton Parking

The Rule:

11.2.2 Parking. Without limiting the foregoing, through Rules and Regulations promulgated pursuant to this Master Declaration, the Master Service Corporation may adopt and enforce restrictions concerning parking on Arterial Roadways and or any part of the Common Facilities; provided however, that to the extent any such Rules and Regulations affect the construction, maintenance and operation of the Golf Course Facilities, such Rules and Regulations must be approved by the Golf Course Owner. Rules and Regulations relating to parking may include, without limitation, the designation of specific areas to which the parking of any vehicles shall be limited, the establishment of time limitations for outdoor parking and/or storage of vehicles, and enforcement measures including, without limitation, the right of the Master Service Corporation to tow a vehicle or fine the Homeowner which is, or whose Lot occupant is, the owner of a vehicle parked in violation of such Rules and Regulations.

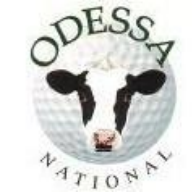
Master Covenants – 11.2.2 (Parking)



Architectural Review – Camerton Parking

The Rule summarized:

- The maintenance corporation has the authority to institute parking restrictions on any arterial roadway or common area in the community provided they do not impact the golf course.
- Restrictions need to be approved by the golf course owner.
- Restrictions need to be filed to DelDOT



Architectural Review – Camerton Parking

The Plan:

- The maintenance corporation is working to determine if there were ever valid parking restrictions in place in Camerton.
- If not, new parking restrictions will need to be created, approved by the golf course, and filed with DeDOT.
- This will be done via feedback solicitation and meetings with Camerton residents.
- Will need a subsequent majority vote (most likely of only Camerton residents) to institute the new restrictions. We are checking on this with our attorney.



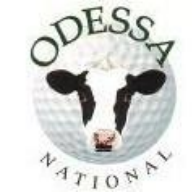
Architectural Review – Upcoming Lot Inspections

There will be a round of property/lot inspections conducted in the near future by the management company.

Homes found to be in violation of a stated deed restriction will receive a warning.

Failure to address the matter will result in fines.

There will be a letter distributed by the Architectural Review Committee to every home in the community informing them of this.

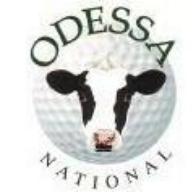


2022 Annual Operating Budget

We now have a draft of the 2022 Annual Operating Budget for the Maintenance Corporation.

It will be distributed out to the community prior to the end of the year.

A budget meeting will take place early next year (January/February) to vote on approving the budget.



2022 Annual Operating Budget

Highlights:

- No increase to the annual assessment.
- Sending out for bids from additional landscaping companies based on feedback from the landscaping committee.



Odessa National Maintenance Corporation

Open Discussion

Topics that Benefit the
Community



Odessa National Maintenance Corporation

Voting / Collection of Ballots



Odessa National Maintenance Corporation

Announcement of Voting Results

Next Steps



Odessa National Maintenance Corporation

Meeting Adjournment

Thank you all for attending!