

Odessa National Board Meeting Minutes

Date: 9/24/19

Time: 7:00-8:24PM

Attendees: Daniel Camputaro, Rob Cunningham, Greg Wuthnow, Cecelia Scherer, Douglass Krantz, Yuliana Goldin-Dunn, Joey Nicely, Justin Campbell

1. Cecelia Scherer motioned to vote Joey Nicely into the Treasurer role.
 - a. Motion was 2nded by all members of the board
2. Joey Nicely took official position as the Treasurer on the board
3. Sunday, 9/22 Daniel Camputaro and Joey Nicely were to meet with John Deck and Jeremy to discuss board membership, since both were interested in the role
 - a. Since John Deck only showed up to the meeting he took the remaining seat on the board by default.
4. Inoperable Vehicle in Camerton lot
 - a. Daniel Camputaro delivered the letter to the home located at 204 Camerton with a 30 day notice to remove
 - b. As of this meetings the vehicle was still there
 - c. Will follow up in 15 days, then 7 days if not removed before then
5. JS Home Sales Rep
 - a. JS Homes are moving out of the model, settlement scheduled for October 30th.
 - i. JS Homes are taking down the fence and converting office back to a garage in the next 2 weeks
 - b. Question regarding parcels from JS Homes has been confirmed to not be adjacent to the Golf Course
6. Email Addresses for the Board
 - a. Daniel Camputaro has set up group and position emails which will flow to the appropriate individuals going forward. This insures that if there is a change in position, or a new board taking place, there is no disruption in communication and history trail will follow the general the email and not the individual assigned to the role
7. ARC
 - a. Rob Cunningham and Greg Wuthnow will partner with Cecelia Scherer on architectural review questions
8. Taxes
 - a. Yuliana Goldin-Dunn's contact H&M Associates in Dover quoted \$210 to complete the taxes
 - b. Yuliana Goldin-Dunn and Cecelia Scherer both talked to Kasia Kate Gierej from the Civic Association, and she referred us to Nicky Deck.

- c. Kasia Kate Gierej is to reach out to Nicky Deck to see about doing the taxes for the community
 - d. 2018 Tax info is in Quickbooks and is not currently accessible
 - i. Need to get in touch with Mary Fender to gain access.
 - ii. There will be a late filing fee since the filing deadline has been missed
 - iii. Justin Campbell will let us know which CPA firm has our filing info.
9. Daniel Camputaro
- a. WSFS Accounts need to be transferred
 - i. EIN will be needed to make the transfer
 - ii. Will need to go with Joey Nicely, Mary Fender and Justin Campbell to the bank
 - 1. Justin will work on removing his SSI# from the existing EIN
10. Justin Campbell arrived at 7:27
- a. Has Debit Cards to the bank account
 - b. Mary Fender is the signer on the checks but has been removed due to no contact
 - i. Also has QuickBooks access with all info needed to complete taxes
 - ii. QuickBooks sign on needs to be changed so we can access data
 - iii. At this time Mary has been removed from the account
11. P.O. Box
- a. Set up for correspondence from the Federal Government
 - b. Correspondence also goes to Brady Law Firm
 - c. Daniel Camputaro now has the P.O. Box key
12. Insurance
- a. Blue Hen, Wilmington Insurance, Harrington, and Smith Insurance firm PA gave some policies.
 - i. Harrington was the closest in cost to State Farm policy that was canceled, they will be contacted again to see if we can secure them
13. Capano's Failing Inspections
- a. Pond Run Off
 - b. Landscaping
 - c. Matt Ruichter is the contact at Land Use
 - i. He can be reached at 302-437-5651 regarding left over dirt from Capano
14. Park
- a. Items in Cecelia Scherer's Garage for the Park
 - i. Trashcan Lid
 - ii. Box of Doggie Bags
 - iii. Baseball Bases
 - b. Cecelia suggested we need to try to get the County to take over the Park
 - i. Cecilia stated when Community was asked about this option, they agreed
 - c. Cecelia suggested using it as a Community Garden instead of Park
 - i. Grants are only available to the Civic Association, not the HOA
 - ii. Park equipment appears to be severely damaged and not safe for use and likely needs to be removed
 - 1. Robert Cunningham will inspect all the park equipment this weekend
15. Justin Campbell handed over the key to the case in the clubhouse to Yuliana Goldin-Dunn

16. Landscaping Plans

a. Karen Barlow

i. Stated this summer (2019), that no landscaping plans have been amended