



**Board Organizational Meeting
Minutes September 2, 2023
Ocean View Presbyterian Church**

Outgoing President Paul Bradley called the meeting to order following the conclusion of the Community Meeting.

Present: Paul Bradley, Margie Cyr, Holly Fluty Dempsey, Don Deraska, Kerry Hall, Kate Munteer, Dave Wiecking, Bob Wood

Election of Officers: Margie Cyr nominated Bob Wood for president, Holly Fluty Dempsey seconded, but Bob respectfully declined.

The following members were nominated and elected:

President: Dave Wiecking
Vice President: Margie Cyr
Treasurer: Bob Wood
Secretary: Kate Munteer

Schedule of Meetings: Bob Wood suggested that we meet less frequently than every month. After a brief discussion, the board voted to hold monthly meetings on Saturday mornings, with the first meeting set for September 23, 2023 at 9:00 a.m.. The Board also voted to meet in person, and to allow members to join the meetings electronically. The Board will look for a meeting location with sufficient space that will enable community members to attend in person. Dave will discuss with our property manager Solutions Property Management (SPM).

Committee Chairs: The selection of committee chairs was begun, but not completed.

Election Results: The board voted to make public the tally of votes for the election of board members:
Dave Wiecking, 121; Kate Munteer, 106; Margie Cyr, 96;
George Rayburn, 91; Jeremy Peizer, 71; Nora Alter, 54.

Operational Meeting: Holly Fluty Dempsey asked that the board hold an organizational meeting to discuss how we operate. Margie Cyr stated that the Association's attorney, Mary Schrider-Fox, had presented an overview of DUCIOA (*Delaware Uniform Common Interest Ownership Act*) requirements and the role of board members. It was also recommended that an organizational binder be prepared. Holly Dempsey and Dave Wiecking agreed to work together on these items.

Transfer of Documents: Paul Bradley will transfer Board documents to Dave Wiecking. The Board will discuss storage of records with SPM. The Board will also discuss updating our website with SPM.

Appreciation: The Board will purchase gift cards for the outgoing members, as well as Paul Bradley's secretary, to thank them for their work.

Meeting adjourned at 11:50 a.m.

Respectfully submitted,

Kate Munteer, Recording Secretary