

**RESERVE AT PILOTTOWN
BOARD OF DIRECTORS
MINUTES OF MEETING**

Date: **March 14, 2022**

Time: **10:15 am**

Place: **Lewes Public Library**

Attendees:	Ron Oronzio	Scott Walls, DelDot
	Michael Tupman	Jason Hastings, DelDot
	Glenn Dunnington	John Devereux, WRA
		Valerie Kowalski, WRA
		Jason Kosler, WRA

DelDot and its engineering consultant, Whitman, Requardt & Associates (WRA), presented the revised plans for the New Road improvement project as it will directly affect the Reserve at Pilottown. The most significant change is to re-locate the bike/trailway to the other (north) side of New Road before it reaches the entrance at Forecastle Court. Because of grading issues, the project will still remove the stone gates and landscaping at Forecastle Court down to Lightship Lane. The gates cannot be replaced. DelDot will re-seed the areas on both sides of Forecastle Court, but any additional landscaping will be at the HOA's expense. DelDot estimates the entrance at Forecastle Court will be closed for around seven months.

Under the new plans, the gates at the Captains Circle entrance will not be adversely affected, but DelDot will still need a temporary construction easement along the south side of New Road between Forecastle Court and Captains Circle which may impinge on those lot owners. DelDot pledged to work with individual owners to preserve their fences and landscaping during construction (as they already have, they say, with the Thomases).

DelDot authorized the Board of Public Works to use DelDot's existing right-of-way along the south side of New Road adjacent to HOA common property to install a utility pipe to service the new developments further out New Road. However, DelDot and BPW will need a wider easement or right-of-way on the HOA common property between Forecastle Court and Canary Creek for additional utility pipes and to circumnavigate the creek. The Board expressed its preference for a right-of-way so the HOA would not be responsible or liable for the surface areas of an easement.

DelDot has begun the property acquisition process and expects to have an appraisal by June 2022. DelDot will then make an offer of compensation for the HOA property. While that may not be a significant amount, DelDot has offered to replace a single 18" drainage pipe in the berm behind Sea Gull Drive with six 24" concrete reinforced pipes to improve drainage between New Road and the stormwater maintenance pond. To do that work, DelDot will need a temporary right-of-entry permit from the HOA. At the same time, DelDot says it will coordinate with the Department of Natural Resources and Environmental Control to use the right-of-entry to eliminate phragmites before they spread and possibly jeopardize the pond.

DelDot understands that the Board will have to present their proposal to the lot owners for approval. If 75% of the lot owners do not approve, DelDot will move forward with a condemnation (eminent domain) proceeding in Superior Court. Even if the HOA does not oppose, it must retain an attorney for the receipt and disbursement of funds awarded by the Court as just compensation for the taking of HOA property.