

*Notice of the
2025 Annual Business Meeting
Of the
Townhomes of Bayshore Condominium Owners Association, Inc.*

To: Members of the Townhome Association:

You are hereby notified that the **2025 Annual Business Meeting** of the above corporation will be held on **May 10, 2025, at 2:30 PM**. It will be a hybrid meeting location, in person at the **American Legion Post #28, (Bingo Hall), off of John J. Williams Hwy, Millsboro, DE**, and also by **Zoom conference**.

By phone: (669) 900-6833; **Meeting ID:** 655 175 0322; **Press #**

By Computer: <https://zoom.us/signin>; **Click on Join a meeting; ID:** 6551750322

NOTE: Members cannot vote from Zoom; only in person or by proxy.

The purpose of the meeting: Annual Business Meeting of the Owners

Date of Notice: March 26, 2025

X

John Sciole (electronic signature)
Secretary

**Townhomes of Bayshore Condominium Owners Association, Inc.
Annual Business Meeting Agenda**

Date: May 10, 2025

Time: 2:30 PM

Type of Meeting: Annual Business Meeting of the Owners

Meeting Location: American Legion Post #28 in the Bingo Hall, and by Zoom conference (See details above)

- 1. Call to order and Roll Call (President)**
- 2. Proof of Notice (Secretary)**
- 3. Changes to & Acceptance of the Agenda**
- 4. Appointment of Election Inspectors**
- 5. Acceptance of Minutes - April 13, 2024 (Annual meeting) & October 23, 2024 (Budget meeting)**
- 6. Reports of Council - Self Managing a year in review**
- 7. Reports of Officers**
 - a. Review of Finances Month Ending April
 - b. FYE 2024 Review of Financials by Auditor - (Assistant Treasurer)
- 8. Committee Reports - Nominating Committee (John Sciole)**
- 9. Unfinished Business**
 - a. Update: Hoffman vs. Dill and Townhomes Litigation.
 - b. Possible Solutions to litigation.
- 10. New Business:**
 - a. Litigation Bragdon vs. Townhomes.
 - b. Discuss membership responsibility of the \$25,000 deductible.
 - c. The future of Self-management and the Cost of a Property Manager.
 - d. Sample budget 2026.
- 11. Adjournment**

Next Annual Business meeting to be determined in 2nd Quarter of 2026

Please Note: Agenda is subject to change without further notice