

RBYCC Annual Meeting
June 10, 2017

In order to achieve a quorum, we must have at least a majority of the 134 lots, or 67 lots represented in person or by proxy.

For the 2017 meeting 43 lots are represented **in person** and 60 lots are represented by persons present who are holding **proxies** that have been logged in.

Based on this, a total of 103 lots, out of 134 lots (or 11 %) are participating in person or via proxy.

Verified by Tom Cariota, Board Member

From: Richard R. Zaragoza
dickzaragoza@gmail.com

Subject: RBYCC Homes Association Annual
Membership Meeting - President's Script

Date: Jun 9, 2017, 10:38:20 PM

To: Clare A. MacDonald cmacdona85@gmail.com

Clare,

Consider using this on which to take notes for purposes of drafting Minutes of tomorrow's meeting.

Dick

From: Richard R. Zaragoza [mailto:dickzaragoza@gmail.com]
Sent: Friday, June 9, 2017 10:23 PM
To: Zaragoza, Richard <dickzaragoza@gmail.com>
Subject: RBYCC Homes Association Annual Membership Meeting

**REHOBOTH BEACH YACHT AND COUNTRY CLUB HOMES ASSOCIATION
(WHITE OAK SECTION)**

AGENDA FOR THE 2017 ANNUAL MEETING OF THE MEMBERSHIP

Rehoboth Beach Country Club

June 10, 2017

1. Call to Order

Thank you for attending today

Recognize Carol Shagrin if in attendance

*wish well after stroke
for full recovery*

Introduce the Board:

Deb Grubbe, VP and Chair of the Roads and Drainage Committee (ask for applause for her and her committee's road work, including especially Bobbi Walker and Melynda Peet), and liaison to the Caring Committee;

Dennis Runsten, Treasurer, Chair of the Architecture Review Committee and Registered Agent for the Association;

Clare MacDonald, Secretary of the Association;

Ron Graham, also a former President of the Association;

Mary Enzler, Chair of the Communications Committee; and

Tom Cariota, Chair of the Landscaping and Grounds Committee

Introduce the Association's Counsel

Seth L. Thompson, Esq., with the Georgetown Offices of Sergovic Carmean Weidman McCartney & Owens, P.A.

2. Determination of Quorum via in-person attendance and proxy

To achieve a quorum, we must have at least a majority of the 134 lots, or 67 lots represented in person or by proxy. Based on information provided to me moments ago, [49] lots are represented in person by their lot owners, and an additional [59] lots are represented by persons present who are holding proxies that have been logged in.

Based on this, a total of [108] lots, out of 134 lots (+80%) [90 lots required for 2/3 majority], are participating in this Annual Membership Meeting, well more than the 67 lots required for a quorum. Accordingly, we may officially conduct the business of the Association during this meeting.

These persons hold the following number of proxies:


Ron Graham – 1 (Weber)

Andy Herrick – 1 (Lynch)

Clare MacDonald – 1 (Miller)

Melynda Peet – 1 (Quillen)

Joe Piazzon – 1 (Wolfe)

 [Joe Purzycki – 1 ()] for their backdoor neighbor if they do not attend

Dennis Runsten – 1 (Hixon)

Bobbi Walker – 1 (McCauley)

Bruce Wright – 1 (Johnson)

Dick Zaragoza - __ (Many others)

Announce Voting procedures

All votes will be taken by raising your hands; this is faster than having to count ballots;

Only one person per lot may cast their vote by raising his or her hand;

Any person who holds a proxy, should raise one hand for their own lot and the other hand signifying that they intend to vote their proxy or proxies the same way; if a person holds more than one proxy, each of those proxies will be counted as well.

Announce Discussion Procedures

We want to allow any lot owner or proxy holder to participate in the discussions. We urge you to be succinct in your comments and questions in order to balance the need to be informative against the natural time constraints applicable to membership meetings like this. In order to speak, please raise your hand and I will try to recognize you in the order in which you have raised your hand.

3. Approval of the Minutes of the 2016 Annual Meeting

A separate reading of the Minutes is not required as the proposed Minutes were provided to each lot owner well in advance of the Annual Meeting.

Is there a motion from the floor to approve the Minutes as they were circulated with the Official Notice of Annual Meeting that was sent on May 11, 2017.

Identify the person making the motion *Truit*

Is there a second? *Don H.*

Identify the person offering the second

Is there any discussion?

Ask those in favor of the motion to raise their hands *unanimous*

Ask those in opposition to the motion to raise their hands

Announce the outcome

4. Acceptance of the Treasurer's Report (Balance Sheet and Profit and Loss Statement)

Our Treasurer, Dennis Runsten, will give the Treasurer's Report

Is there a motion from the floor to accept the Treasurer's Report as delivered.

Identify the person making the motion *Jim (Grubbe) Porter*

Is there a second? *Kenn Swanson*

Identify the person offering the second

Ask for any further discussion

Ask those in favor of the motion to raise their hands *unanimous*

Ask those in opposition to the motion to raise their hands

Announce the outcome

5. New Business

Approval of the Annual Budget for the 2017-2018 Term, including the Proposed Reduction in the Annual Dues Assessment from \$265.00 to \$225.00

Dennis Runsten will provide a general overview of the proposed Annual Budget including the proposed reduction in annual dues assessments

Is there a motion from the floor to approve the proposed 2017-2018 Annual

Budget including the proposed reduction in the annual dues assessment from \$265.00 to \$225.00?

Identify the person making the motion *David Sharp.*

Is there a second? *Kerr Swanson*

Identify the person offering the second

Ask for any discussion

Ask those in favor of the motion to raise their hands *unanimous*

Ask those in opposition to the motion to raise their hands

Announce the outcome

Adoption of the Proposed Revisions to the By-laws

I would first like to thank Joe Piazzon and Matt Maher for their constructive participation and work in considering the set of proposed revisions to the By-laws that were distributed with the Official Notice of Annual Membership Meeting.

Before I entertain a motion on those proposed revisions, I would like to provide a general overview of the proposed revisions to the By-laws.

Points to be made:

1. The By-laws have not be changed since they were first adopted by the membership in 1977, some 40 years ago. They needed a hard look which we engaged in with the help and oversight of Seth Thompson.
2. We had three goals – update them generally to a new state of the art; impose some By-laws - based constraints (there are none now) on this and future Boards in their use, as a contingency, reserve funds dollars.
3. We wanted the Association to officially acknowledge and

expressly accept that, as unpaid volunteers and, we should not have to risk our own savings to defend ourselves if, as individuals, we become target parties in any litigation against the Association. We recognize that adequate insurance has been and will continue to be the key to protecting the Association and its officers and directors, and that is why the Board has voted to add a \$3M umbrella coverage on top of our current \$1M policy. According to Seth Thompson, the indemnification obligations of the Association will not prevent any lot owner from voting "no" on a special assessment that might be proposed to cover a gap in insurance coverage.

We and Seth Thompson are open to answering questions during the discussion phase of our consideration of the proposed revisions to the By-laws.

First, a procedural issue: As you know the number of proposed revisions to the By-laws are numerous. The full set of proposed revisions marked to show the differences from the current version of the By-laws was circulated with the Official Notice of the Annual Meeting. There is some argument that, under Robert's Rules of Order, the proposed revisions to the By-laws should be read to the attendees. Because such an effort would be very time consuming and unnecessary given the prior distribution of such proposed revisions, I would like us to consider waiving any possibly applicable requirement that the By-laws, as the Board has proposed, be read here.

Accordingly, is there a motion from the floor waiving any requirement that the By-laws as proposed to be revised be read in full before any discussion and vote is take on them?

Identify the person making the motion *Kerr Swanson*

Is there a second? *Joe Piazzi*

Identify the person offering the second

Ask for any further discussion *Unanimous*

Ask those in favor of the motion to raise their hands

Ask those in opposition to the motion to raise their hands

Announce the outcome

The Board has presented the proposed revisions to the By-laws as a single set for voting purposes. However, it may be that, after a full discussion of the proposed revisions has been concluded, it would be worthwhile to break-up the voting in this way with separate votes on: (1) the proposed constraints on Board use of reserve fund dollars (Section _ of Article _); (2) the proposed indemnification provisions (Sections _ of Articles _ and _); and (3) all other proposed revisions to the By-laws. Let's first see how the discussions go before possibly moving in that direction which will add to the time for voting on the proposed By-laws revisions.

To get started, is there a motion from the floor to adopt the proposed revisions to the By-laws as distributed with the Official Notice of Annual Meeting?

Identify the person making the motion

Bruce Wright

Is there a second?

Bryan Fink

Identify the person offering the second

Ask for any discussion

[Depending upon how the discussion goes, entertain a motion to engage in separate voting per the above: Is there a motion from the floor to engage in separate voting per above; Identify the person making the motion; Is there a second; Identify the person offering the second; Ask for any discussion on the motion; Ask those in favor of the motion to raise their hands; Ask those in opposition to the motion to raise their hands; Announce the outcome]

Ask those in favor of the motion to raise their hands

Ask those in opposition to the motion to raise their hands

Announce the outcome

Election of Directors for the 2017-2018 Term

The current seven Members of the Board are running for the 2017-2018 Term. No one else has indicated to us an intent to run for the Board for that Term.

Accordingly, is there a motion from the floor to elect those seven persons as Members of the Board of the Association for the 2017-2018 Term?

Identify the person making the motion *Sharp*

Is there a second? *Mr Lewis*

Identify the person offering the second *R*

Is there any discussion?

Ask those in favor of the motion to raise their hands

unanimous

Ask those in opposition to the motion to raise their hands

Announce the outcome

6. Unfinished (Old) Business

By a show of hands is there any interest in having a community yard sale during July or August?

any restriction in bylaws? Matt.

7. Reports of the Standing and Special Committees are contained in the President's Letter which was circulated with the Official Notice of Annual Membership Meeting. If you have any questions of the Committee Chairs, please ask them now, or after the meeting if you wish.

8. Adjournment

Asked members to pick up trash as comm. members.

talk by members to help

Barb - Run - streets belong to state Club got permit from State.

**REHOBOTH BEACH YACHT AND COUNTRY CLUB HOMES ASSOCIATION
(WHITE OAK SECTION)**

PROXY FOR THE 2017 ANNUAL MEETING OF THE MEMBERSHIP

Name of Lot Owner Granting the Proxy: _____

RBYYCC Street Address: _____

Signature: _____

Date: _____

I do not plan to attend the June 10, 2017 Annual Meeting and acknowledge that my proxy will be used for quorum purposes as well as for the other voting purposes identified below;

Candidates for Election to the Board

AND I hereby nominate and appoint Richard R. Zaragoza, President of the Association **OR** _____ whose RBYYCC street address is _____ as my proxy (my "Proxy") to cast my ballot for candidates as outlined below:

I acknowledge that as of the time of this mailing, the following candidates are seeking election to the Board of Directors for the 2017-2018 Term and I hereby cast, or appoint my Proxy" to cast, my vote as follows (please do not vote for more than seven (7) persons):

- | | |
|-----------------------|----------------------|
| _____ Tom Cariota | _____ Dennis Runsten |
| _____ Mary Enzler | _____ Dick Zaragoza |
| _____ Ron Graham | _____ (Write-in) |
| _____ Deb Grubbe | _____ (Write-in) |
| _____ Clare MacDonald | _____ (Write-in) |

I acknowledge and agree that if I have not placed check marks or "x's" across from the names of seven (7) persons running for election, it is my intention that my Proxy cast my vote, according to his/her discretion, for as many candidates as are needed to elect a total of seven (7) persons;

REHOBOTH BEACH YACHT AND COUNTRY CLUB HOMES ASSOCIATION

(WHITE OAK SECTION)

BALLOT FOR THE ELECTION OF DIRECTORS 2017-2018 TERM

Name of Lot Owner: _____

RBYCC Street Address: _____

Signature: _____

Date: _____

- _____ Tom Cariota (121 West Side Drive)
- _____ Mary Enzler (200 West Side Drive)
- _____ Ron Graham (22 West Side Drive)
- _____ Deb Grubbe (201 West Side Drive)
- _____ Clare MacDonald (19 West Side Drive)
- _____ Dennis Runsten (16 White Oak Road)
- _____ Dick Zaragoza (11 White Oak Road)
- _____ ()
- _____ ()
- _____ ()

The seven persons receiving the highest numbers of votes will be considered elected as Directors to serve the 2017-2018 Term.

To vote for a person who will serve on the Board, please place a check mark or "x" across from his or her name and return the ballot to the registration desk at the Annual Meeting. Please do not vote for more than seven persons.

Process for Attendance and Voting at Annual Meeting 2017

- Ballots and proxies should be back to back individual pages self contained
- Insert new versions of ballot and proxy into final Notice of Meeting
- 2 volunteers at the registration table
 - Check in individual homeowners present in the In-person column
 - Check in/accept completed proxy forms in By- proxy column and hold in a folder for later counting
 - Accept and hold in a folder any ballots that homeowners turn in
 - Return any incomplete proxy to homeowner to be voted in the meeting at the appropriate time if s\they chose not to complete it at the Registration table
 - After Registration process slows down, tally the In-person numbers and proxy numbers; note the votes indicated on completed proxy or ballot forms on the master sheet
- Blank ballots will be available on the chairs or tables in the meeting room
- All voting issues should be addressed early on the meeting agenda to allow time to tally them before the meeting ends so an announcement can be made to the membership
- Collect the ballots ASAP and have 2 volunteer ballot counters available
- Maintain original documents in the folders

Process day before meeting

- All proxies submitted ahead of time to Board members should be submitted to Tom on the Friday before the Board meeting for advance tallying.

At meeting supplies

100 blank ballots

Name tags

Pens

PETER C. SCHWARTZKOPF
Speaker of the House
STATE REPRESENTATIVE
14th District



HOUSE OF REPRESENTATIVES
STATE OF DELAWARE
411 LEGISLATIVE AVENUE
DOVER, DELAWARE 19901

COMMITTEES
Legislative Council, Chair
Ethics
House Administration
House Rules
Veterans Affairs

August 9, 2016

Dear Rehoboth Beach Yacht and Country Club Neighbor,

I have some great news for you! I am pleased to inform you of road improvements that have been funded through allocations I have made in this year's Community Transportation Fund program. I have funded the patching and hot mix overlay on areas of Westside Drive which are experiencing dips in the roadway. I have also funded the replacement of the damaged concrete pipe on White Oak Road that goes to the bay to help address some drainage problems.

Although I cannot yet provide a specific timeframe for when the work will be done, it is on the improvement schedule meaning work could begin this fall or next spring. The work will be contracted out to a local paving company through a bidding process, and will be overseen by DelDOT.

Please contact me at 302-744-4351 with any questions or comments you may have regarding this project. I have asked that the work be done with as little inconvenience to the community as possible. When the time comes, I encourage you to get in touch with me should you experience any problems during the construction process.

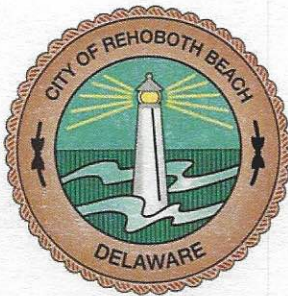
Thank you for your patience during work on these improvements to your community.

Sincerely,

Peter Schwartzkopf
14th District State Representative
Speaker of the House

Building & Licensing

306 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach
Telephone 302-227-4504
Fax 302-227-3336
www.cityofrehoboth.com

March 24, 2016

Dear Property Owner:

At the Mayor and Commissioners regular meeting held on June 19, 2015 the City Commissioners voted to adopt the proposed Chapter 206 Pool Ordinance. The purpose of this new Ordinance is to provide regulations relating to the use and operation of residential swimming pools. **As defined in the Ordinance "swimming pools (pools)" include in-ground, above ground and on-ground pools, hot tubs, spas, and fixed in place wading pools.** The Ordinance also differentiates between "rental pools" and "private pools". A "rental pool" is used in conjunction with a residential housing unit that is rented for a fee or otherwise paid for its use. A "private pool" is used in conjunction with a residential housing unit that is used solely by the owner, their family, or guests, invitees, or friends without payment of any fee.

The following are two key sections that affect residents with pools and those that are considering adding a pool/hot tub to their property:

- Section 206-3 Building Permit Required
 - A building permit must be obtained if a resident wants to install, alter or replace a pool, auxiliary pool structure, or move any pool equipment

- Section 206-7 Pool Operation License
 - Property owners with a rental pool - a license must be obtained on an annual basis and a \$50.00 license fee must be paid for each property with a rental pool
 - Residents with a private pool (built after June 19, 2015) - a license must be obtained on a one-time basis for a \$50.00 license fee
 - Residents with a private pool (built before June 19, 2015) - a license must be obtained on a one-time basis and are exempt from paying the license fee
 - Inspections will be completed for all pools in conjunction with license renewal
 - Licenses will cover the period from July 1st – June 30th annually.

Additional regulations included in the Pool Ordinance are as follows:

- All new and altered pool (and related) equipment must be in an enclosure and installations must meet 2012 International Residential Code (IRC) requirements
- Rental pools must be maintained by a qualified pool operator
- New requirements for safety equipment and signage
- Lighting standards
- Cleanliness and sanitation of premises requirements
- Pool grading, drainage and discharge requirements, as well as associated plan requirements
- Prohibition of commercial activities at pools
- Penalties for violations

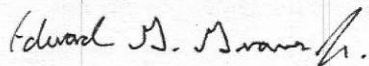
A copy of the adopted Pool Ordinance Chapter 206 is attached for your review. All forms can be found online at www.cityofrehoboth.com under *City Business Forms* and at the Building and Licensing Department, 306 Rehoboth Avenue.

If you have an in-ground, above ground or on-ground pool, hot tub, spa, or fixed in place wading pools, whether used privately or for rental purposes, please fill out the attached pool license to register your pool.

Please mail completed license application by **May 15, 2016** to:

Building and Licensing
306 Rehoboth Avenue
PO Box 1163
Rehoboth Beach, DE 19971

Sincerely,



Edward Graves
Code Enforcement Officer
City of Rehoboth Beach

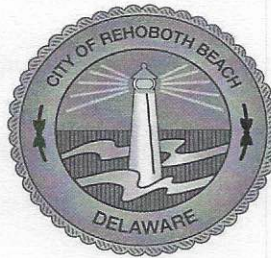
egraves@cityofrehoboth.com

Enclosures (2)

**Pool license application
Pool ordinance**

Building & Licensing

306 Rehoboth Avenue
P.O. Box 1163
Rehoboth Beach, Delaware 19971



City of Rehoboth Beach

Telephone 302-227-4504

Fax 302-227-3336

www.cityofrehoboth.com

Chapter 206 - Pools

§ 206-1. Purpose.

The purpose of this chapter is to ensure that residential swimming pools are used and enjoyed in a responsible manner that protects the health, safety and well-being of all residents, guests and visitors within the City of Rehoboth Beach.

§ 206-2. Definitions.

For the purposes of this chapter, the following terms, phrases, words, and their deviations shall have the meanings given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall," as used herein, is mandatory and not merely directory.

DISCHARGE

The water used for pool maintenance operations, including but not limited to backwashing filters or cleaning filters, and includes water splashed out of the pool by users.

DRAINAGE

The water removed from a pool to empty or partially empty the pool or to control water level.

HOT TUB or SPA

A pool containing heated water which is not emptied after each use, has a maximum depth of four feet, is large enough for the immersion of at least one person and may have a high-velocity air and/or water jet system.

QUALIFIED POOL OPERATOR

An individual, that is at least 18 years old, that is responsible for the operation and maintenance of the pool water quality system and the associated infrastructure and who has successfully completed a pool operator training course recognized by the Delaware Division of Public Health.

SWIMMING POOL (POOL)

Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches deep, including in-ground, aboveground and on-ground pools; hot tubs; spas; and fixed-in-place wading pools.

SWIMMING POOL, PRIVATE (PRIVATE POOL)

A swimming pool used in conjunction with a residential housing unit governed by the International Residential Code (IRC), as amended, and which unit and swimming pool are used solely by the owner, or his/her family, and by guests, invitees, or friends invited to use them without payment of any fee.

SWIMMING POOL, RENTAL (RENTAL POOL)

A swimming pool used in conjunction with a residential housing unit governed by the International Residential Code (IRC), as amended, and where the unit is rented for a fee.

§ 206-3. Building permit required.

A. No person shall construct, install, alter or replace a pool or auxiliary pool structure, or move any pool equipment, until a building permit has been obtained.

B. In addition to other requirements of this Code, the following information shall be submitted to the Building and Licensing Department at the time of application for a building permit to construct or replace a pool.

(1) Two sets of construction drawings, two site plans, two copies of a survey and two copies of a cost proposal.

(2) A scaled drawing indicating the general layout of the entire building lot on which the pool is to be located, including the distances of the pool from the lot lines and the location of all utilities.

(3) Pool specifications, including a scaled drawing showing a profile view(s) of the pool, the pool depths, volume calculation and the relative elevation of the pump and filter. If a diving platform is planned, an end view showing the required dimensions.

(4) A grading plan and a drainage and discharge plan meeting the specifications and requirements of § 206-12.

C. Any proposed change or deviation in the siting of a pool from that which has been approved shall be reported to the Building and Licensing Department and approved prior to incorporating any such change or deviation.

D. All construction shall be in accordance with the approved plans and specifications and all conditions listed in the building permit.

§ 206-4. Installation, enclosure and safety requirements.

All installations of pools and related equipment shall meet the requirements of the International Residential Code, 2012, Appendix G, "Swimming Pools, Spas and Hot Tubs," as adopted by the City of Rehoboth Beach.

§ 206-5. Equipment enclosure.

Circulating pumps and filters must be located inside the primary structure or in an enclosure that reduces the amount of noise and vibration produced.

A. The enclosure must be built to the requirements of the Building Code and be insulated to reduce vibration and noise.

B. Such enclosures shall have appropriate louvered areas, including vents, panels or doors, as well as ventilation required for exhaust fans and heating systems.

C. The enclosure must have access that is accessible in case of an emergency.

D. Pool equipment legally existing at the time of adoption of this chapter is not required to be enclosed until replacement or a permit is issued for changes to the pool or its systems.

§ 206-6. Rental pool operation and maintenance.

Rental pools shall be maintained by a qualified pool operator as defined by the Delaware Division of Public Health. The pool operator shall:

A. Maintain written records pertaining to the operation of the pool, including the dates and times the pool was visited, the types of chemicals used, the dates and times of chemical and bacterial tests, and the dates and times of cleaning of the pool and backwashing of filters. The required information may be provided in the form of a pool log which must remain on site and be readily available for review.

B. At all times the property is rented, make, at a minimum, weekly visits to the pool to ascertain its condition and perform necessary maintenance.

§ 206-7. Pool operation license; fees; inspections; registry.

No private pool or rental pool shall be used until a pool operation license has been obtained from the City.

A. Rental pool licenses shall be issued on an annual basis covering the period from July 1 through June 30 of the following year, and the annual fee shall be \$50.

B. Private pool licenses shall be issued on a one-time basis to the owner of the property, and the one-time fee shall be \$50; however, pools existing on the date of adoption of this section shall be exempt from paying the initial fee but must otherwise obtain a license. An initial inspection shall be conducted in conjunction with the issuance of the pool license for the purpose of documenting site conditions. Additional inspections may be required should changes to the pool, pool equipment, or site be proposed through the application for a permit or otherwise.

C. Each property shall be required to obtain a separate license of the appropriate classification.

D. License fees shall not be prorated for a partial year.

E. Pool operation licenses do not transfer when property ownership changes.

F. The City will, in conjunction with license renewal, annually inspect rental pools for a review of safety and signage requirements contained in § 206-8, and to determine if any alterations or changes have occurred, as well as review records related to the operation of the pool. Inspections will

not include the checking of mechanical equipment, chemical levels or structural components. Additional inspections may be made when deemed advisable by the City.

G. The City shall keep a registry of all licensed pools.

§ 206-8. Safety of bathers; safety requirements.

A. Safety of bathers. All reasonable precautions shall be taken to protect the health, safety and welfare of users and bathers in pools and provide protection from injury or accident. Convenient means of ingress and egress shall be provided, and the depth of water and any irregularities of the bottom shall be clearly indicated. Adequate safety equipment and first-aid kits shall be provided and be readily accessible.

B. Safety requirements. At least one safety sign shall be provided for all rental pools as follows:

- (1) Advising on the danger of diving into shallow areas and on the prevention of drowning as required by the authority that governs such pools.
- (2) Identifying 911 as the emergency contact phone number.
- (3) Identifying the property's 911 address.
- (4) Clearly indicating the location of the pump emergency shut-off switch. Such switch shall be clearly labeled as the pump emergency shut-off switch.
- (5) Having the City pool operation license number located thereon. The number will be provided on a sticker issued by the City.
- (6) Contain other pertinent pool information deemed appropriate.
- (7) Positioned for effective visual observation by users.
- (8) When a property has both a pool and spa or hot tub in close proximity, one sign may be utilized containing all needed information.

C. The following safety equipment shall, at a minimum, be provided for all rental pools:

- (1) Pools other than spas and hot tubs:
 - (a) One lightweight pole at least 12 and not more than 15 feet long and equipped with a shepherd's hook; or
 - (b) One ring buoy at least 18 to 24 inches in diameter attached to at least 50 feet of rope.
- (2) Each spa or hot tub shall have a thermometer which displays in one-degree increments (Fahrenheit or Celsius) the spa or hot tub water temperature. This temperature display should be located so as to be readily visible to a person prior to entry.

§ 206-9. Lighting.

A. Any outdoor lighting used in conjunction with a private or rental pool shall be employed in a manner so as not to cause a nuisance or annoyance to neighboring properties.

B. Lights shall be shielded and directed in a manner that shall not direct illumination on adjacent properties. No unshielded lights shall be permitted.

§ 206-10. Sanitation of premises.

A. The buildings, grounds and all other pool facilities shall be kept clean and in a sanitary condition and maintained free from garbage, trash, and other refuse.

B. All pools filled with water year-round shall be maintained in such a way as to not create a nuisance, hazard, and eyesore or otherwise result in a substantial adverse effect on neighboring properties or to be in any way detrimental to public health, safety or welfare.

§ 206-11. Grading, drainage and discharge requirements.

A. The lot on which a new pool is constructed, or an existing pool is changed as to physical size, shape or volume, or a pool exists where other construction or addition of impervious surface materials may increase or change stormwater flows shall be graded so as to not permit stormwater runoff, pool drainage or pool discharge from flowing onto a neighboring property.

B. Pool drainage shall:

- (1) Have a pH of no less than 6.8 or greater than 7.8.
- (2) Have a chlorine concentration no greater than 0.5 ppm.

(3) Be directed to and flow over the vegetated area as shown on an approved discharge plan prior to flowing onto pavement or into a storm drain, catch basin or body of water. Drainage from a pool constructed prior to the adoption of this section shall be directed to and flow over a vegetated area to the maximum extent practicable.

(4) Not flow onto a neighboring property.

(5) Be controlled so as not to cause erosion or carry debris or vegetation.

C. Pool discharge shall:

(1) Be discharged (or directed) onto a vegetated area and absorbed on the property on which the pool is located.

(2) Not flow onto a neighboring property or a public area such as a street, park, beach or water body.

(3) Be controlled so as not to cause erosion or carry debris or vegetation.

§ 206-12. Grading, Drainage and discharge plan.

A. A grading plan shall:

(1) Be required for the construction of any new pool, any existing pool where a change is being made to the physical size, shape or volume of the pool, or other construction or addition of impervious surface materials on an existing lot with a pool that may increase or change stormwater flows on the property.

(2) Be drawn by a professional engineer or a professional land surveyor licensed to do such work in the State of Delaware.

(3) Include all existing conditions at the time of the application, including all buildings and structures on the lot with all steps, stoops, decks, porches, eaves, soffits, overhangs, and other projections indicated, and all other existing features, to include utilities, drainage facilities, easements, topography and landscaping.

(4) Indicate the proposed conditions to include the pool, additional buildings or structures, including patios or any impervious improvements. Dimensions as well as actual setback distances shall be included.

(5) Indicate existing and proposed grading and measures being utilized to prevent stormwater runoff from flowing onto adjacent properties.

(6) Clearly indicate the direction and destination of stormwater flow from the area surrounding the pool and property as a whole.

B. In addition to and in conjunction with the grading plan, a drainage and discharge plan is required which clearly demonstrates the ability to comply with § 206-11.

§ 206-13. Commercial activities.

The carrying on of any commercial undertakings at a private, residential or family pool entailing sales of food, drinks, novelties or other merchandise is hereby prohibited.

§ 206-14. Penalties for violations.

A. Any person who violates any of the provisions of this chapter shall be guilty of a civil offense pursuant to Chapter 126 of the Municipal Code of the City of Rehoboth Beach. Each day such violation continues after notice of violation has been given to the offender may be considered a separate offense.

B. Revocation of pool operation license.

(1) The City Manager may suspend or revoke a pool operation license for any violation of the requirements of this chapter or Chapter 189, Noise, and § 198-21, Disturbing the peace. If the violation is for lack of proper equipment, signage or renewed license or permit, the owner of said pool shall have five days to rectify the violation. Should the violation go unresolved or be repeated, the City Manager may immediately suspend or revoke the pool operation license.

(2) The City Manager shall provide the pool operation license holder with a written notice of any violation of this chapter or of the City Code.

(3) If a pool operation license is suspended or revoked, the City Manager shall provide the pool operation license holder with a written notice of the license suspension or revocation and the reason for the revocation or suspension. The license holder may appeal the decision of the City Manager to the Board of Commissioners by filing a letter of appeal with the City Manager within 10 days after the date of the mailing of the City Manager's notice of suspension or revocation of the license. The suspension or revocation will be stayed upon appeal until such time as the City Commissioners' decision is made. The City Commissioners shall conduct a de novo hearing on the appeal within 60 days of the date of the filing of the letter of appeal. The Board of Commissioners may affirm, modify or reverse the decision of the City Manager to suspend or revoke the license.



License # _____

Building & Licensing Department
(302) 227-4504

306 Rehoboth Avenue
Rehoboth Beach, Delaware 19971

Fax (302) 227-3336

POOL, HOT TUB, SPA & WADING POOL LICENSE FORM (2016 SEASON)

Please fill out one license form per property. A license fee of \$50.00 is required for all rental pools at time of application. All private pools constructed after June 19, 2015 are required to submit a one-time license fee of \$50.00 at time of application. All private pools constructed prior to June 19, 2015 are exempt from the license fee.

Swimming pools (pools) include in-ground, above ground and on-ground pools, hot tubs, spas, and fixed in place wading pools

Property Owner Information:

Name: _____ Name of Pool Operator (if applicable): _____

Owner's Mailing Address: _____

Owner's Phone Number: _____ Email: _____

Rehoboth Beach Property Address: _____

Parcel/Lot Number if Known: _____

Pool, Hot Tub and/or Spa Information:

Circle All That Apply

I have a: POOL HOT TUB/SPA WADING POOL

Is your pool/hot tub/spa/wading pool used as part of a private property or rental property?

Circle One: PRIVATE* RENTAL

*If private, was pool/hot tub/spa/wading pool built after June 19, 2015: _____

Property Owner Signature

Date

Building and Licensing Department – USE ONLY

Fee Paid: _____

Reviewed By

Date

Approved By

Date

Rehoboth Beach Yacht and Country Club Homes Association

PO Box 192, Rehoboth Beach, DE 19971; Email: info@rbyccha.org

WHEREAS, A MAJORITY OF LOT OWNERS PARTICIPATED IN THE VOTE, AND AMONG THOSE VOTERS, A MAJORITY VOTED IN FAVOR OF TAKING DOWN THE FENCE;

WHEREAS, GENERALLY, AND PARTICULARLY ON THOSE OCCASIONS WHEN THE REHOBOTH BEACH COUNTRY CLUB HOSTS LARGE EVENTS FOR ITS MEMBERS AND GUESTS, THE FENCING FORCES VEHICLES LAWFULLY PARKING ALONG THE SOUTH END OF WEST SIDE DRIVE TO PARK IN THE STREET, THEREBY UNDULY CONSTRICTING VEHICLE AND EMERGENCY APPARATUS PASSAGE ALONG THAT PORTION OF THE STREET, THUS CAUSING A SAFETY HAZARD;

WHEREAS, THE FENCE POSES POTENTIAL LIABILITY ISSUES FOR THE ASSOCIATION AND REQUIRES THE ASSOCIATION TO ASSUME ADDITIONAL INSURANCE COVERAGE COSTS;

WHEREAS, THE FENCE IS SLOWING AND COMPLICATING THE GRASS CUTTING/WEEEDING PROCESS WHICH INTRODUCES THE POTENTIAL FOR DAMAGE TO THE FENCE POSTS AND PLASTIC CHAIN AS WELL AS FOR INCREASED MAINTENANCE COSTS;

WHEREAS, THERE IS NO EVIDENCE THAT THE FENCE IS NEEDED TO PROTECT ANY PORTIONS OF THE COMMON AREAS EXCEPT FOR THE AREA NEAR THE WOODEN BULKHEAD WHICH AREA WILL CONTINUE TO BE PROTECTED BY A LINE OF THE EXISTING FENCING ("RETAINED FENCING");

WHEREAS, THERE IS NO EVIDENCE THAT THE FENCE IS NEEDED TO SLOW THE SPEED OF VEHICLES AT THE SOUTH END OF WEST SIDE DRIVE OR THAT THE FENCE HAS BEEN AN EFFECTIVE REMEDY;

WHEREAS, THERE IS NO EVIDENCE THAT THE FENCE IS NEEDED TO STOP RANDOM PARKING OR RBCC-RELATED PARKING UP AND DOWN WEST SIDE DRIVE OR THAT THE FENCE HAS BEEN AN EFFECTIVE REMEDY – SUCH PARKING CONTINUES WITH CARS PARKED IN THE STREET;

WHEREAS, REMOVAL OF THE NON-RETAINED FENCE WILL RESTORE THE COMMON AREAS TO THEIR ORIGINAL STATE TO THE MAXIMUM EXTENT POSSIBLE AS WELL AS ELIMINATE OR REDUCE THE SAFETY HAZARD, LIABILITY RISKS AND INCREASED COSTS ASSOCIATED WITH THE FENCE;

WHEREAS, SOME LOT OWNERS HAVE VOLUNTEERED TO TAKE DOWN THE NON-RETAINED FENCE AND CAUSE THE MATERIALS TO BE DELIVERED TO THE GARAGE OF ONE OF THE LOT OWNERS WHERE THEY WILL BE STORED TEMPORARILY, ALL AT NO COST TO THE ASSOCIATION;

WHEREAS, SOME LOT OWNERS HAVE AGREED TO PAY THE COST OF FILLING IN THE POST HOLES SO THAT THE ASSOCIATION WOULD NOT HAVE TO BEAR THAT COST;

abandoned or to remain parked upon any lot or on public ways or common property for a period in excess of forty-eight (48) hours. Each dwelling shall provide parking for at least two (2) vehicles on the lot and this parking area shall be screened from the neighboring lots and the street. The driveway area of each dwelling shall be designed to facilitate an onsite automobile turnaround on the lot, rather than having the automobile back into the street to exit.

VI. Article VII, Section 7 is amended to read:

Section 7. Landscaping. All landscaping on a lot must be completed not later than one hundred twenty (120) days from the date of substantial completion of the residence constructed thereon. Landscaping plans must be submitted to the Neah-Kah-Nie Homeowners Association's Advisory Landscape Architect for approval. Neah-Kah-Nie Meadow is desirous of maintaining this coastal headland environment and requires natural plantings rather than ornamental shrubs and typical "suburban grassed yards". Our desire is not to create another suburban subdivision here on the Oregon coast.

In order to ensure that existing view lines are protected against future intrusion of trees and tall shrubs, homeowners generally shall not plant or allow to grow from seed, trees or shrubs that in their mature height will exceed twenty feet. View lines are intended to preserve, to the extent possible, each home's view of the ocean and/or beach from the main living area of the house. These views are not intended to be unobstructed views, i.e., void of trees or plants, but care must be taken not to obstruct the view lines from homes due to the height of trees and shrubs on other lots. This is especially true for view lines that exist between two homes. In these areas, prior approval is needed from the Advisory Landscape Architect and/or the Board of Directors for planting any tree or shrubs that would grow to a height exceeding five feet. It is recognized, however, that there are some locations within Neah-Kah-Nie Meadow where the planting or maintenance of tall trees and shrubs may be appropriate. An owner may petition the Board of Directors for permission to plant or maintain tall trees and/or shrubs. Before granting such permission, the Board of Directors shall determine that the proposed location is appropriate and that views from all lots within Neah-Kah-Nie Meadow will be maintained.

In the event of any tree, shrub or other vegetation blocking or obscuring the view from any residence, the owner of such residence or lot may petition the Board of Directors for the trimming, topping, or removal of such tree, shrub or other vegetation. Upon receipt of such petition, the Board of Directors shall investigate the matter and determine whether said view is, in fact, blocked or substantially obscured. If the Board of Directors so determines, then the offending tree, shrub or other vegetation shall be either trimmed, topped or entirely removed to restore the view to the satisfaction of the Board of Directors. The owner of the offending tree, shrub or other vegetation shall be entitled to elect within ten (10) days of the Board of Directors' determination, as to whether the offending tree, shrub or other vegetation shall be trimmed, topped or removed so long as

Meadow shall not be subject to the regulation of the Board of Directors for twelve (12) years from the date of this Declaration or until Declarant no longer owns lots within the subdivision, whichever shall sooner occur.

IV. Article VII, Section 4 of the Declaration is amended to read:

Section 4. Easements. Declarant hereby reserves to himself, his successors and assigns, perpetual easements under, over and across all common properties acquired or dedicated in the future and under, over and across strips of land five feet in width running along and interior to the front lot lines, side lines and rear lines of each lot for the purpose of erecting, installing, constructing, maintaining and operating sewers and drainage and irrigating systems, and pipes, wires, cables and conduits for lighting, heating, power, telephone and any other method of conducting and performing any public or quasi-public utility service or function beneath, upon, or above the surface of such common properties and such five-foot strips of land. Within the easements consisting of the herein defined five-foot strips of land on the interior of lot lines, no structure, fence, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation or maintenance of such utilities or facilities, or which may obstruct, retard or change the direction of flow of water through a drainage channel or facilities in the easements. Provided, however, with prior written approval by the Board of Directors, a lot owner may place surface coverings such as asphalt or concrete on this easement area or plant shrubbery in this area or otherwise landscape this area if the lot owner agrees to remove same at lot owner's expense whenever it is necessary to have access to the surface or subsurface property(s) within the easement for the purposes specified herein and conditioned upon lot owner making all necessary provision for alternate drainage facilities within owner's lot if surface drainage or sub-surface drainage is interrupted or altered. The easement property(s) of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for those improvements for which a public authority or utility company is responsible. Declarant also reserves the rear eight feet of all lots that adjoin exterior plat boundaries and the side 8 feet of all lots that adjoin exterior plat boundaries for the purpose of landscape control.

V. Article VII, Section 6 of the Declaration is amended to read:

Section 6. Parking. Parking of cars and similar passenger vehicles shall be allowed only on surfaced driveways and in the interior of garages, or similar structures approved by the Board of Directors. Parking of vehicles other than cars and similar passenger vehicles, including, but not limited to, campers, R.V.'s camp trailers, boats, motor homes and other types of transportation will not be allowed on any lot or on public ways or common property adjacent thereto for any period in excess of four (4) hours and only on an occasional basis, consistent with guidelines that the Board of Directors may, from time to time, adopt, unless they are parked within an enclosed structure approved by the Board of Directors. No owner shall permit any vehicle which is in a state of disrepair to be

- C. The members of the Association have voted in accordance with the procedure specified in Article IX, Section 2 of the Declaration.

NOW, THEREFORE, pursuant to Article IX, Section 2 of the Declaration, the Association hereby makes the following amendments:

I. Article V, Section 3 of the Declaration is amended to read:

Section 3. Annual Assessments Basis and Maximum. Beginning January 1, 1993, the maximum regular assessment shall be at the rate of \$240.00 per year for each lot subject thereto, paid semiannually or as directed by the Board of Directors.

II. Article V, Section 5 of the Declaration is amended to read:

Section 5. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy in any assessment year a special assessment applicable to that year only for the purposes of defraying, in whole or in part, the cost of any construction or reconstruction or unexpected repair or replacement of a capital improvement upon the common property, including the necessary fixtures and personal property related thereto, provided that any such special assessment for structural alterations, capital additions or capital improvements shall require the assent of 51% of the votes of each class of member who are voting in accordance with Oregon law at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting setting forth the purpose of the meeting. A quorum must be present for said meeting. This section shall not prohibit the directors from authorizing capital expenditures for replacement, repairs or improvements from funds generated by regular assessments.

III. Article VII, Section 1 of the Declaration is amended to read:

Section 1. Permitted Use. No lot shall be used except for residential purposes. All dwellings shall be designed by a licensed architect or individual who is professionally qualified and approved by the Board of Directors to perform the design service. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, including garage or other structure of any and all types, except as approved by the Board of Directors. This approval shall not be exercised to prohibit the construction of a residence on a lot in accordance with this Declaration or the storage, during the course of construction, of construction materials and equipment on said lot as may be necessary for such construction or the use of any residence on a lot as a sales office or a model home for the purpose of sales in Neah-Kah-Nie Meadow under such circumstances and for such period of time as may, from time to time, be deemed reasonable by the Board of Directors. Provided, however, Declarant's use of any residence on a lot as a sales office or model home for purposes of sales in Neah-Kah-Nie



N/A	N/A	15,200	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES LOT	N/A
Baths	Yr Built	Type	Sale Date

SCAOR

Owner Information

Owner Name:	Giant Booker Limited	Tax Billing City & State:	Nn Northamptonshire United Kingdom
Tax Billing Address:	Irthlingborough Rd Welli	Tax Billing Country:	United Kingdom

Location Information

School District:	6	Property Carrier Route:	C003
School District Name:	Cape Henlopen	Census Tract:	510.07
MLS Area:	Lewes And Rehoboth Hundred	Zoning:	MR
Community:	Rehoboth Beach Yacht And Cc	District:	334
Property Zip Code:	19971	Map*:	19.00

Tax Information

Tax-Id:	334-19.00-998.00	Block No.:	24
Tax Area:	6	Lot No.:	9
Legal Description:	REH BCH YACHT & CC LOT 9 BLK 24 SEC E		

Assessment & Tax

Assessment Year	2015	2014	2013
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Taxable Assesd Value	\$7,500	\$7,500	\$7,500

Tax Year	Total Tax	Change (\$)	Change (%)
2013	\$276		
2014	\$284	\$8	2.9%
2015	\$286	\$2	0.74%

Characteristics

Land Use - County:	Residential Vacant Lot	Lot Depth:	152
Land Use - CoreLogic:	Residential Lot	Lot Sq Ft:	15,200
Lot Frontage:	100	Lot Acres:	0.3489

Listing Information

MLS Listing Number:	611495	MLS Pending Date:	03/31/2014
MLS Area:	LEWES AND REHOBOTH HUNDRED	MLS Listing Price:	\$174,900
MLS Status:	Withdrawn	Listing Agent Name:	Lee11wil-Lee Ann Wilkinson
Days on Market:	54	Listing Broker Name:	BERKSHIRE HATHAWAY HOMESERVICES GALLO-L
MLS Listing Date:	03/18/2014		

Last Market Sale & Sales History

Sale/Settlement Date	03/21/2014
Recording Date	03/25/2014

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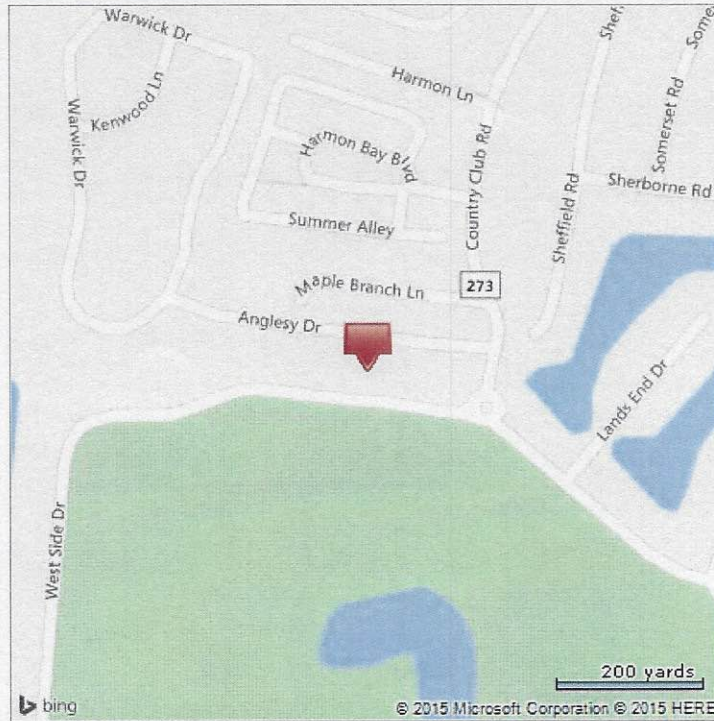
The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

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Page 1 of 2

Nominal	Y
Buyer Name	Giant Booker Ltd
Seller Name	Booker International LLC
Document Number	4241-144
Document Type	Deed (Reg)

Property Map



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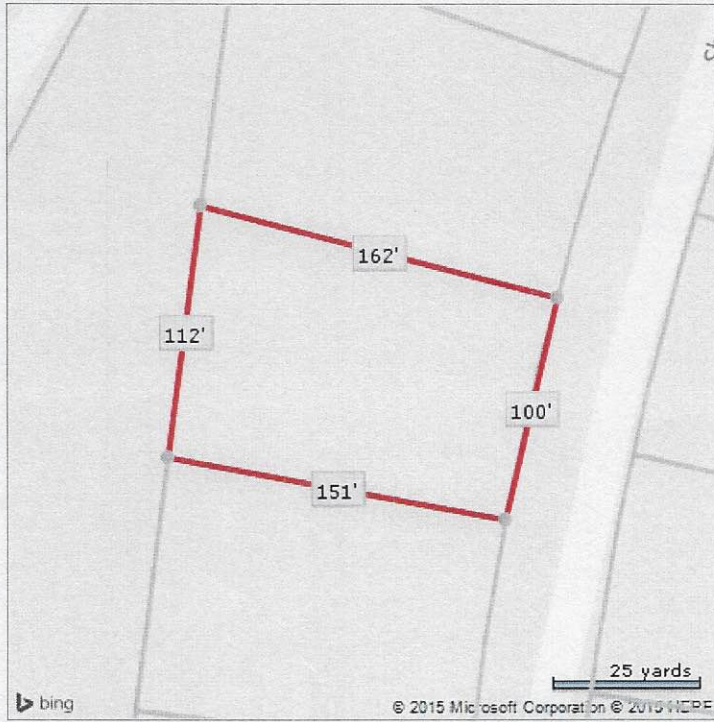
Property Detail

Generated on 12/08/2015

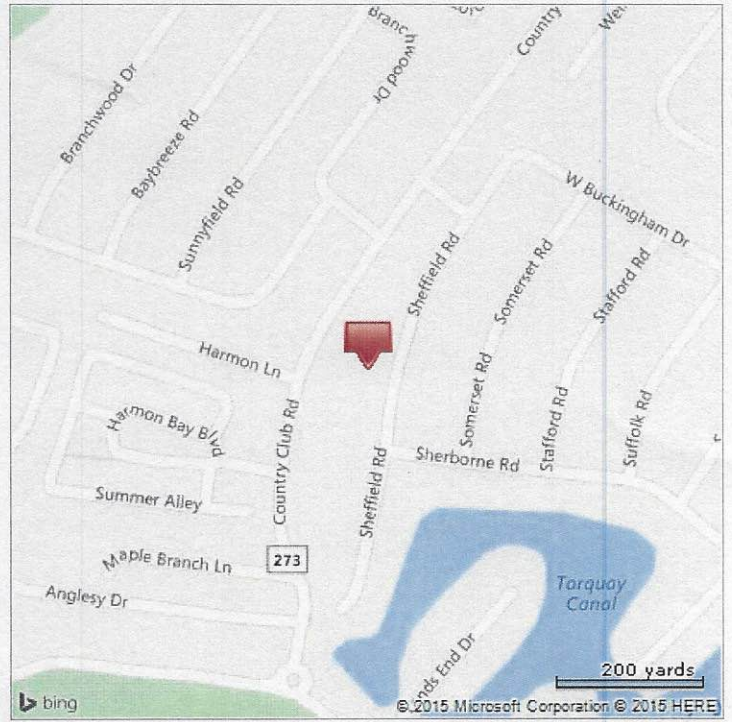
Page 2 of 2

Nominal	Y
Buyer Name	Giant Booker Ltd
Seller Name	Booker International LLC
Document Number	4241-147
Document Type	Deed (Reg)

Property Map



*Lot Dimensions are Estimated



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Property Detail

Generated on 12/08/2015

Page 2 of 2

7 W Side Dr, Rehoboth Beach, DE 19971, Sussex County



N/A	N/A	18,400	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	N/A	RES LOT	N/A
Baths	Yr Built	Type	Sale Date

SCAOR

Owner Information

Owner Name:	Great South Beach Sales Co	Tax Billing Zip:	19801
Tax Billing Address:	1105 N Market St #1300	Tax Billing Zip+4:	1241
Tax Billing City & State:	Wilmington, DE	Owner Occupied:	No

Location Information

School District:	6	Property Carrier Route:	C007
School District Name:	Cape Henlopen	Census Tract:	510.07
MLS Area:	Lewes And Rehoboth Hundred	Zoning:	AR1
Community:	Rehoboth Beach Yacht And Cc	District:	334
Property Zip Code:	19971	Map*:	19.00

Tax Information

Tax-Id:	334-19.00-190.00	Block No.:	18
Tax Area:	6	Lot No.:	6
Legal Description:	REHOBOTH BCH YACHT & COUNTRY CLUB LOT 6 BLK 18 SEC C		

Assessment & Tax

Assessment Year	2015	2014	2013
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Taxable Assessed Value	\$8,950	\$8,950	\$8,950

Tax Year	Total Tax	Change (\$)	Change (%)
2013	\$330		
2014	\$339	\$10	2.9%
2015	\$342	\$3	0.74%

Characteristics

Land Use - County:	Residential Vacant Lot	Lot Depth:	184
Land Use - CoreLogic:	Residential Lot	Lot Sq Ft:	18,400
Lot Frontage:	100	Lot Acres:	0.4224

Listing Information

MLS Listing Number:	611497	MLS Pending Date:	03/31/2014
MLS Area:	LEWES AND REHOBOTH HUNDRED	MLS Listing Price:	\$199,900
MLS Status:	Withdrawn	Listing Agent Name:	Lee11wil-Lee Ann Wilkinson
Days on Market:	267	Listing Broker Name:	BERKSHIRE HATHAWAY HOMESERVICES GALLO-L
MLS Listing Date:	03/18/2014		

Last Market Sale & Sales History

Sale/Settlement Date	03/21/2014
Recording Date	03/25/2014

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Property Detail

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