



September 2022 Condo Board Meeting Minutes

Met on September 21, 2022 at Hudson, Jones, Jaywork & Fisher in Dover --

Attendees: Ron Moore by phone (council president - Atram), James Flood (council treasurer - Grand), Ian Gronau (council secretary - Ivy), Kathy Fletcher (Harlech council rep), Claire Lewandowski (Berwyn council rep)

Guests: Terry Jaywork, Sandra Cosden

- Mr. Moore called in briefly to call the meeting to order at 6:18 pm
- Agenda was unanimously amended to move Sandra Cosden's application for Fox Hall council rep to the first item considered
- The council voted unanimously to accept Ms. Cosden's request to join the council as Fox Hall's representative effective immediately.
- Mr. Moore left the meeting due to a work emergency and the council continued under Mr. Flood's direction
- August minutes unanimously approved
- Council unanimously accepted Pam Cluster's resignation
- Mr. Gronau informed the council that there have been several recent vehicle break-ins on the property. He explained that he'd called the Dover Police to request additional squad car patrols. Although they made no promises, they noted that an attempt would be made to show a larger police presence on the property.
- Mr. Flood presented a brief Treasurer's report.
- The cleaning committees provided a quick verbal report.
- By unanimous vote, Ms. Cosden was added to the Landscaping committee.
- Mr. Gronau presented the newly drafted rules to the council for consideration. The council voted unanimously to approve and adopt the new rules as written provided there was a final reading without any objections. It was agreed that the new ruleset would supersede and replace all previous versions. Mr. Gronau noted that the newly ratified rules would be posted in the hallways, available for residents in the office and posted on the public website.
- Council review the proposed 2022 budget and unanimously approved it.
- Council discussed a reported cockroach issue at Harlech Hall and resolved to put the responsibility for treatment back on the unit owner in question – as stipulated by the rules.
- Mr. Gronau presented the council with the unit owner update letter set to go out to all owners to apprise them of English Village's circumstances and call for a special meeting. Council unanimously voted to approve the draft as written and instruct Mr. Gronau to mail it out as soon as it was ready.
- The council heard from Terry Jaywork (not legal advice) concerning his interpretation of the bylaws as they pertain to the handling of the \$150,000 proceeds from the property sale to DelDOT. Agreeing, the council voted unanimously to move forward with calling a special vote

from the entire membership seeking authorization to use the funds toward deferred maintenance.

- Mr. Gronau noted that a recent mortgage underwriter connected to a pending condo sale said that the complex's fidelity insurance coverage was too low for their limits. Pricing it out, L&W Insurance (English Village's insurer) said the increased limit would only cost approximately \$100 per year. The council voted unanimously to approve the increase.
- Council agreed to tentatively target Oct. 12 for at 6pm at the Dover Public Library for the special meeting pending approval by the venue.
- Council agreed unanimously to accept the bid to replace various lighting fixtures on the property from Red Dog Electric even though the other contractors who'd visited the property weeks ago failed to submit quotes. Mr. Gronau said he'd get the work scheduled as soon as possible.
- Meeting adjourned at 8:08pm, Order of the Day