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## November 2022 Condo Board Meeting Minutes

**Met on November 21, 2022 at 12 Ivy Hall, Dover DE 19904 --**

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

- Mr. Moore (via phone) called the meeting to order at 6:07 pm
- Agenda was unanimously amended to include two late item additions by Mr. Gronau.
- September & October's meeting minutes were unanimously approved.
- The council voted unanimously to accept Ali Hanif's resignation as the Dover Hall council representative.
- Mr. Gronau briefed the council on continued vehicle break-ins. The council resolved to examine the feasibility of installing parking lot cameras.
- Mr. Gronau gave an update on the continued difficulty correcting the bookkeeping errors of the past administration. He noted that this has made it difficult to produce easy, accurate statements for Mr. Flood to present. He said that his hope was to have enough of the record repaired by Q1 2023 to start producing these reports.
- Ms. Fletcher provided a brief cleaning committee report – the council resolved to have all hallway carpets professionally cleaned in early spring 2023.
- Ms. Cosden provided a brief landscaping committee report. The council resolved to recruit more members to the committee. The council also resolved to have the HOA's landscaping contractor carry out a "fall clean-up" right away.
- Mr. Gronau reported to the council that the HOA had seen success collecting delinquent dues in the past month. Several of the largest past-due accounts were brought current.
- The council voted unanimously to accept the snowplow proposal from Paul Austin and move immediately to signing a contract for the work.
- The council reviewed the three hydrojetting quotes for Ivy Hall's main sewer line. They voted unanimously to award the work to Price Plumbing LLC and schedule the work immediately.
- The council voted unanimously to hire Carver's Home Improvement to replace Grand Hall's roof.
- The council voted unanimously to add an electronic payment option for residents. Mr. Gronau was told to set this up when possible and provide notification to residents.
- The council voted unanimously to set up a "petty cash" credit or debit card for the property manager so incidental items like offices supplies could be conveniently purchased. It was resolved that the limit be set low (several hundred dollars) and that purchases be documented for later review as needed.
- Mr. Gronau proposed that the most efficient way to begin enforcing parking violations was to provide parking permits to all units for display in their vehicles. The council voted unanimously to move forward with this plan.

- The council discussed possible alternatives to building dumpster enclosures to satisfy the outstanding city of Dover code violation. Lining up several larger dumpsters along the currently overgrown parking spaces on the south side of the property between Harlech Hall and the tennis court was proposed instead of having them distributed throughout the parking lot. Concerns over residents' ability to haul their garbage to them will need to be explored. The council resolved to further examine options and obtain additional quotes for enclosures.
- Meeting adjourned at 7:51pm, Order of the Day