



December 2022 Condo Board Meeting Minutes

Met on December 14, 2022 at 12 Ivy Hall, Dover DE 19904 --

Attendees: Ron Moore (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)

- Mr. Moore called the meeting to order at 6:05 pm
- Agenda was unanimously amended to include late item additions by Mr. Gronau.
- Mr. Gronau noted that he'd brought the incorrect minutes and said he'd send them out the following day to be read and approved by the council via email.
- Mr. Gronau noted that Teresa Dotson had submitted a letter of candidacy concerning the empty council seat representing Dover Hall. Though Ms. Dotson had planned to attend the December meeting to address the council on the subject, a family emergency forced her to reschedule. However, the council voted to admit her to the council (4 ayes, 1 nay – only Mr. Gronau dissented, stating that a prospective should probably be present while being voted onto the council).
- Mr. Flood presented the treasurer's report.
- Ms. Fletcher provided a brief cleaning committee report.
- Mr. Gronau noted that Lee's Landscaping had not followed-up with him concerning the scheduled "fall cleanup." The council resolved to attempt to connect with Lee's until the end of December, but if progress wasn't made, to move on to an alternate contractor.
- Mr. Gronau presented a quote from Fish Lawn and Tree LLC to cut back all the overgrowth between Harlech Hall and the tennis court. Although the council agreed it was important work, they resolved to put it on hold so available funds could continue to go toward the most crucial projects.
- Mr. Gronau briefed the council on progress made in the security door failure incident. BSafe had provided 2 fobs for every single unit on site. He noted that he was in the process of packaging, labeling and making plans to distribute them to owners/residents so the door could be relocked. He also noted that BSafe "more or less" admitted fault for the complication and offered a \$500 credit toward the issue, but were still attempting to invoice service calls and supply costs. Mr. Gronau said he'd be preparing a statement and sending it in shortly – the council agreed that there should be significant pushback on English Village absorbing any cost for the failure of their equipment.
- Mr. Gronau explained that while the hydrojetting project at Ivy Hall did seem to clean some refuse from the sewer pipe, the plumber discovered several "pipe bellies" in the process. The plumber believes one smaller one could be ignored, but one about 75 feet down, had a sag that allowed for about 3 inches of standing water in the pipe. The plumber's opinion was that this should be excavated and replaced. The council resolved to research the issue further and collect quotes for excavation.

- Mr. Gronau provided some details about the ongoing reroofing project at Grand Hall.
- Mr. Gronau noted that he'd spoken with DeIDOT and the road work signs on Kenton Road were referring to signaling the Greentree Drive intersection. The DeIDOT rep he spoke to said that work that would affect English Village's entrance wouldn't likely begin for another year or so. However, Mr. Gronau said it would be wise to get as much info as possible on the proposed changes so the HOA can make any needed adjustments.
- Mr. Gronau provided an update on the ongoing lighting project at English Village and shared quotes from Red Dog Electric and Towles Electric to replace the four burned out gable lights (Ivy, Chase, and Essex halls). The council voted to move forward with Towles Electric.
- Mr. Gronau explained that there was an open dispute concerning a sum of money recorded as delinquent on Nancy Papen's account (#6 Grand Hall). The sum, approximately \$1000, was in connection with money paid to refinish a ceiling after a leak from #6 damaged #2, the unit downstairs (owned at the time by Ellen & John Hamilton). Ms. Papen passed away last year. Her sister, Marianne O'Neil, who still lives in #6 provided her side of the story. The other side of the story was provided by Ms. Hamilton. According to Mr. Gronau's examination of the facts, Ms. Hamilton had a contractor perform the work and reimbursed herself with a check from English Village (she was council treasurer at the time). She then sent a letter to Ms. Papen to note that she owed this sum to English Village to compensate it (EV has a copy of this letter). While Mr. Gronau agrees that a unit owner who has a leak that damages another unit is responsible for the cost, he believes English Village should not have been involved in this dispute and put itself on the hook as a creditor. Mr. Gronau said English Village's role should have been limited to connecting the concerned parties and helping to arbitrate. The council unanimously voted to request that Ms. Hamilton return the funds and close out Ms. Papen's account.
- Meeting adjourned at 7:35pm, Order of the Day