



---

## January 2023 Condo Board Meeting Minutes

**Met on January 11, 2022 at 12 Ivy Hall, Dover DE 19904 --**

**Attendees:** James Flood (council treasurer - Grand), Ian Gronau (council secretary - Ivy), Kathy Fletcher (Harlech council rep), Claire Lewandowski (Berwyn council rep), Sandra Cosden (Fox council rep), Teresa Dotson (Dover council rep)

- In the absence of the council president, Mr. Flood called the meeting to order at 6:04 pm
- Agenda was unanimously adopted.
- Reading of December's minutes was unanimously waived and adopted as written.
- Mr. Gronau shared a notification provided by Council president Ronald Moore that he was currently attempting to sell his condo at English Village and that it would be wise for the council to pursue a replacement for him. No volunteers immediately stepped forward. The council resolved to encourage more residents to serve on the council at the upcoming unit owners' meeting in March.
- Mr. Flood presented the treasurer's report.
- Ms. Fletcher provided a brief cleaning committee report.
- The council unanimously voted to accept a "fall clean-up" quote from landscaper Paul Austin that included leaf removal, trimming of low limbs, and rolling of lawn ruts.
- Mr. Gronau briefed the council on a sewer back-up in Grand Hall that resulted in emergency "rodding" and follow-up carpet cleaning bills for the HOA. According to the plumber, the likely culprit was root infiltration in the main sewer line. The council resolved to continue evaluation of the complex's plumbing infrastructure.
- Mr. Gronau briefed the council on ongoing plumbing issues at Ivy Hall despite recently "hydrojetting" the main line. According to plumbers who'd evaluated it, a pipe belly was the cause, and the only remedy is excavating the sunken portion and replacing it. The council resolved to obtain quotes and move ahead with the work.
- Mr. Gronau noted an unusual leak reported at 4 Dover Hall by a unit owner. A water stain and small pool was observed on the ceiling in the living room/kitchen area. A plumber was sent to the unit above to evaluate, but after a thorough search, he was unable to locate any leaks. A follow-up call with the unit owner revealed that the water stain appeared to have dried and no longer looked active. The council resolved to keep the issue under observation.
- Mr. Gronau reported that the replacement of all parking lot lights and large gable lights on Ivy, Chase and Essex Halls were complete. All that remained were a few burned out floodlights at ground level around the buildings. Mr. Gronau said he'd replace these personally.
- Mr. Gronau noted that the monthslong issue with the security doors had an end in sight. All new fobs had been distributed and a plan was in place to deactivate the pin codes as of 1/18/23. The office will continue to offer free reprogramming of old fobs that no longer work. Several council members expressed concern for disabled residents who rely on pin codes for their service

providers to maintain access (nurses for instance). Although no official policy for this scenario was outlined, the council agreed to make pin codes available in certain exceptional cases.

- The council discussed plans for the upcoming March unit owners' general meeting. The council unanimously agreed to set it for March 7<sup>th</sup>, 2023 for 5:30pm. They instructed Mr. Gronau to secure a meeting room for this purpose at the Dover Public Library.
- Mr. Gronau suggested the formation of a budget committee to help design a budget for the upcoming year. He noted himself, Mr. Flood and Terry Jaywork as reasonable additions. There was agreement, but no specific plans were made.
- During council members comments, Mr. Flood noted that perhaps the HOA should consider hiring a part-time bookkeeper to assist to record-keeping going into the new year. The council agreed that this should be examined.
- Meeting adjourned at 7:15pm, Order of the Day