



February 2023 Condo Board Meeting Minutes

Met on Feb. 8, 2023 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 5:54 pm
- Agenda, plus three additions by Mr. Gronau, was unanimously adopted.
- Reading of January's minutes was unanimously waived and adopted as written.
- Mr. Flood presented the treasurer's report.
- Ms. Fletcher provided a brief cleaning committee report. It was suggested that AC covers be removed in late March. Mr. Gronau said he'd make arrangements for this.
- Mr. Gronau noted that there'd been numerous positive comments about contractor Paul Austin's work as it pertains to winter cleanup and trimming up the trees in the parking lot.
- The council resolved to attempt to obtain several quotes for landscaping in the spring and select a contractor to do the work at their next meeting.
- Mr. Gronau noted that the plumbing excavation work at Ivy Hall was completed by Drain King and a large section of pipe was replaced – correcting the "pipe belly issue." Mr. Gronau said he'd continue to monitor the situation to ensure the repair had addressed the issue.
- Mr. Gronau noted that all hall doors had been relocked and the pins deactivated for all residents. Pins remain available for service providers like the hallway cleaners, Meals on Wheels, and FedEx. They also remain available for emergency services. The council resolved to make them available in special "medical need" purposes for individual residents that request the need in writing and show no signs of abusing the privilege.
- Mr. Gronau noted that the Dover Library presentation room had been secured for the March general meeting on 3/7/23 at 5:30pm.
- Mr. Gronau noted that the Trash Brigade met on Feb. 6 and will continue to meet on the first Mondays of the month. Although the brigade only had four volunteers, Mr. Gronau dubbed it a success. Approximately four bags of trash had been picked up from the grounds.
- Mr. Gronau noted that the utility bills from the halls, which had surged unusually in late 2022, appeared to have normalized. He said it wasn't clear what caused the surge but resolved to request some basic training from the city on how to track/isolate potential issues in the future.
- An election committee to handle the specifics of the election at the March general meeting was formed. Ms. Cosden and Ms. Lewandowski volunteered for the committee.
- Mr. Gronau proposed a draft agenda for the March general meeting and the council unanimously approved it.
- Mr. Gronau explained that there'd been an issue with one of the lockboxes in the hallways used by the city of Dover to gain access to the utility rooms. He was able to address the issue within a day of it being reported, but the city asked for a copy of the key to avoid a similar incident in the

future. The council voted unanimously to allow this. Mr. Gronau said he'd furnish the city with a copy.

- Meeting adjourned at 7:00pm, Order of the Day