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## April 2023 Condo Board Meeting Minutes

**Met on April 5, 2023 at 12 Ivy Hall, Dover DE 19904 --**

**Attendees:** Ian Gronau (Ivy council rep), Claire Lewandowski (Berwyn council rep), Sandra Cosden (Fox council rep), Teresa Dotson (Dover council rep), Christopher Boyer (Grand council rep), Rex Bell (Harlech council rep)

- In the absence of a council president, Mr. Gronau called the meeting to order at 6:06 pm
- The agenda was unanimously adopted.
- Reading of the February minutes and March all-owners' meeting minutes was unanimously waived. March's minutes were unanimously approved. February's were also approved (with Mr. Bell and Mr. Boyer abstaining because they were not present)
- Mr. Gronau provided a brief welcome/introduction for the council's two newest representatives: Mr. Bell and Mr. Boyer.
- Mr. Gronau expressed the crucial need for additional check signers to be added to PNC Bank's list. He noted that currently the only active council member who is recognized as a check signer is Ron Moore and that it's an internal policy to have two council signatures on every check. Mr. Bell, Mr. Boyer and Ms. Lewandowski all volunteered. It was resolved to make the necessary arrangements.
- Mr. Gronau updated the council on the ongoing negotiations with BSafe over a failure of the security door system in late 2022. BSafe is still attempting to collect nearly \$2000 for labor and supplies connected to the incident, but Mr. Gronau has been pushing to have this waived since the incident was demonstrably the contractor's fault. Mr. Gronau resolved to update further when more information was available.
- Discussion about new council officers was tabled. Mr. Gronau noted that he would reprise his role as secretary if needed but preferred to step back from officer roles and even his seat on the council – citing conflict of interest issues as the property manager.
- Since the former cleaning committee chair (Kathleen Fletcher) decided not to run for reelection and most residents seem pleased with the current hall cleaning contractor, the council voted unanimously to dissolve the committee. They did so with the understanding that it could be revived in the future as needed.
- The council voted unanimously to accept Paul Austin's quote for landscaping for the duration of the 2023 season.
- The council voted unanimously to accept Towles Electric's \$8349 bid to replace 14 of the old, outdated, and burned-out gable-mounted floodlights. Since it was a capital improvement, it was understood that the sum would be drawn from the deferred maintenance account (DeIDOT proceeds).
- The council voted unanimously to accept the bid from Moore Clean with Me to professionally clean the carpets in all 9 hallways. The bid was for \$3375, but Mr. Gronau believed he could negotiate it down to \$3000.

- Mr. Gronau updated the council on the ongoing Ivy Hall plumbing issues. Several emergency backup issues have occurred over the last month and he's been working with Price Plumbing to address them. He noted that he'd update the council when more information was available.
- The council voted unanimously to accept the bid from Buckley Builders to restore two concrete patios (starting with those thought to be in the worst condition). It was explained that starting slowly was both for the benefit of the contractor and English Village as it was unknown how extensive some of the damage is – making it difficult to judge the cost of repair before beginning work. With several done, both parties can move forward with more information.
- The council voted unanimously to have Mr. Gronau obtain quotes for scoping all main sewer lines on the property to look for root intrusion and pipe belly issues.
- The council voted unanimously to increase the number of handicapped parking spots on the property. Many buildings already have one or two – but the council agreed to ensure that all 9 buildings had 2 each for a total of 18 on the property.
- The council voted unanimously to approve the proposed 5% dues increase outlined in the 2023 budget prepared by outgoing treasurer Jim Flood.
- The council voted unanimously to begin preparations to move all dumpsters in English Village to the currently vacant parking row between Harlech Hall and the tennis court. This is being done so the city of Dover will drop their dumpster enclosure violation against English Village.
- The council voted unanimously to approve the 2023 budget prepared by outgoing treasurer Jim Flood.
- Meeting adjourned at 7:36pm, Order of the Day