

ENGLISH VILLAGE CONDOMINIUMS

MAY 2023 CONDO BOARD MEETING MINUTES

Met on May 10th, 2023 at the offices of Hudson, Jones, Jaywork & Fisher, 225 South State Street, Dover, DE 19901

Attendees: Ian Gronau (Ivy council rep), Claire Lewandowski (Berwyn council rep), Sandra Cosden (Fox council rep). Christopher Boyer (Grand council rep), Rex Bell (Harlech council rep). Absent: Teresa Dotson (Dover council rep), Ron Moore (Atram: council Pres), No reps from Chase or Essex at this time.

Guest: Terry Jaywork to present and discuss by-law revision project as well as Declaration & Code of Regulations

• In the absence of the council president, Mr. Gronau called the meeting to Order at 5:56p.m.

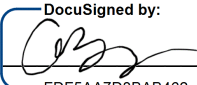
- Waived reading and approved April meeting minutes – unanimous
- Mr. Gronau noted that an owner of two units (Mr. Subhash Bhai) had died in February. Contact has been made with next of kin and records were updated.
- Recognition of Ms. Claire Lewandowski as Treasurer (unanimous): finalized the selection of remaining council officers, Sandra Cosden, secretary, Christopher Boyer, President. MOTION by Mr. Gronau to approve nominations, Seconded and approved unanimously. Council agreed to add check signers once meeting minutes are provided to PNC Bank's for English Village Condominiums. Ms. Lewandowski, Mr. Boyer and Mr. Bell have volunteered as the new signers.
- Ms. Lewandowski presented treasurer's report
- COMMITTEES: Landscaping/Gardening – Mr. Austin has been later than we thought for spring clean-up. Some unsightly weeds, etc., were pulled by Sandra but the work really needed to be professionally addressed. Mr. Gronau added that a quote by Paul Austin for removing overgrowth (cutting back, raking but leaving enough barrier between neighboring development as to not be seen) between Harlech Hall and tennis court was \$2,000-using DELDOT funds. This work will enable waste management to move dumpsters to that unused area thus meeting the City's requirement to remove them from visual sight from road. MOTION by Mr. Gronau to accept the bid was seconded and unanimously accepted.
- OLD BUSINESS:
- Discussion of by-law revision project proceeded at 7:20pm by Terry Jaywork. Revisions were handed out by Mr. Jaywork followed by a concise "Bullet Points" handout covering most timely points to remove/reword. Mr. Jaywork stated that

he was not a practicing attorney, this is a private opinion concerning condo code presented as a layman, Code of regulations and Declaration were recorded and dated March 27, 1973 and were last updated January 22, 1980. Mr. Jaywork highlighted the following (among other proposed revisions):

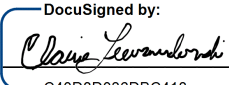
- A) Amendment should eliminate the councils “Right of First Refusal” to purchase a unit listed for sale; B) Add Vice President position; C) Specify that Council may seek a Writ of attachment to make tenant of arrears unit owner pay the rent to the council; D) If a building without representation does not present a nominee, the Council can solicit an interested person from another building to serve on Council; E) providing several ways to have a member of Council removed from office for failure to attend meetings; (F) that votes during owners’ meetings will count according to the percentage interest of each unit as assigned to it in the Declaration (as provided in the Declaration) – this may require a sign-in spreadsheet for rollcall with the % amount for unit owners & names; G) Increasing the amount for requiring competitive bids for property work from \$300 to \$3,000 to facilitate Council’s ability to get work done promptly; H) reduce the quorum requirement for unit owners’ meeting to 30% of the total voting percentage of all unit I) changing Council’s right to require an “advance deposit” from 3 months dues to one month’s dues; J) allowing dues to be paid by electronic bank transfer and ACH as well as existing manners of payments. One council member suggested that LLC and/or corporate unit owners be required to provide proof of their authority to act on behalf of the LLC/corporation. Motion was made and seconded to table action on the bylaws pending further council review. It was unanimously decided to continue the project over the coming months.
- OLD BUSINESS continued: Lighting project has hit a snag-the bucket truck broke down, but the project has been rescheduled for June 1&2.
- Patio restoration project is ongoing. Two have been completed. Motion made and seconded to approve six more (ones in the worst condition first) - unanimous.
- BSafe, Mr. Gronau has gotten the fee from the November 2022 incident down to \$1,300 but still pursuing it. By his reading of the contract, Mr. Gronau believes BSafe will eventually be able force English Village to pay. Mr. Gronau noted that he will review the contract further and advise. Further he suggests looking into replacement service providers because BSafe clearly refused to guarantee (or stand behind) its product.
- Mr. Gronau noted that he’d given English Village’s information to Book and Associates (accounting firm) and they’d filed an extension on the condo’s behalf. It is not clear to him the last time English Village filed their taxes, but he believes correcting this going forward is very important – especially in light of the DeIDOT purchase in 2022 (for which he believes English Village will owe capital gains tax). He noted that he will continue working with Book and Assoc. on a plan of action and advise.

- COUNCIL MEMBER COMMENTS: Mr. Gronau added that the hallway cleaners are deep cleaning the hallway carpets, So far A, B, C,D & E have been cleaned.
- Meeting was adjourned at 8:05 p.m. Next meeting tentatively June 14, 2023.

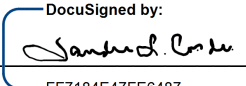
Minutes approved by:

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Christopher Boyer, EV President

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Claire Lewandowski, EV Treasurer

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Sandra Cosden, EV Secretary