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## June 2023 Condo Board Meeting Minutes

**Met on June 15, 2023 at the offices of Hudson, Jones, Jaywork & Fisher – 225 South State Street, Dover DE 19901 --**

**Attendees:** Christopher Boyer (President, Grand council rep), Claire Lewandowski (Treasurer, Berwyn council rep), Sandra Cosden via phone (Secretary, Fox council rep), Ian Gronau (Ivy council rep), Rex Bell (Harlech council rep)

**Guest:** Terry Jaywork

- Mr. Boyer called the meeting to order at 6:03 pm
- The agenda was unanimously adopted.
- Reading of the May minutes was unanimously waived and approved.
- Mr. Gronau gave a brief summary regarding a leak issue on the ceiling of Atram #6 (owner Lisa Grandelli). The resident claims she brought the issue to the attention of a prior administration, but was mostly ignored – although she did not provide proof of that and Mr. Gronau could not locate any emails to the office concerning the matter. Mr. Gronau instructed the patio team from Buckley Builders to inspect and the contractors found the issue had arisen from the above (Atram #10) unit's patio door. Mr. Gronau reached out to the property manager responsible for that unit to alert them to the issue.
- Mr. Gronau noted that the HOA's top delinquent dues owner made a \$2500 payment toward that balance, moving him down the list a little. However, with almost \$4000 still outstanding, Mr. Gronau says he'll continue to apply pressure and explore lien options.
- Mr. Gronau noted that all PNC records have been appropriately updated. Ms. Lewandowski is now recorded as the HOA's treasurer (and given possession of a debit card linked to the operating account) and check signers have all been recorded as: Ms. Lewandowski, Mr. Boyer and Mr. Bell.
- After a discussion regarding planting some perennial plants to reduce the need for future mulching, the council unanimously voted to fund a \$100 pilot project led by Ms. Cosden to plant in the small triangular plot between the Essex and Fox hall buildings.
- Mr. Jaywork led a follow-up discussion on the bylaws project to discuss changes. Although no official action was taken, the council agreed to move forward with a vote to adopt the changes specifically to the Code of Regulations document at the July meeting.
- Mr. Gronau noted that the new lighting project (performed by Towles Electric) was complete. All gable-mounted floodlights had been replaced. 15 most recently, but approximately 19 over the last few months.
- Mr. Gronau noted that six more patios had been refinished (all four on the front of Dover Hall and the two to the left of the Grand Hall entry door). At the time of the meeting, the HOA had not yet been invoiced for the work, so the total cost was unknown. Since the cost per patio is high, the council unanimously voted to slowly move ahead by approving another six patios. Mr. Gronau said he'd let the council know when the HOA was invoiced by Buckley Builders.

- Mr. Gronau noted that the complex's plumbing issues continue. A large backup affecting Atram, Berwyn, and Chase halls was addressed by Eashum Plumbing. It was caused by a blockage in the main line. The plumber was not certain if it was grease or roots, but felt confident about breaking it up. The left hand rear stack of units in the Ivy Hall building continue to be a chronic plumbing issue. Mr. Gronau noted that he will be trying a new chemical drain opener protocol to address it.
- The council voted unanimously to pay the remaining balance invoiced by BSafe regarding the Nov. 2022 key fob incident. They did so with the understanding that the HOA will be researching a replacement contractor for security due to BSafe's incredibly poor handling of the issue.
- Mr. Gronau noted that the letter to the unit owners regarding changes to parking, dues increase, Comcast cable and the moving of the dumpsters was complete and would be mailed out shortly.
- Mr. Gronau noted that he was in the process of soliciting bids for a capital reserve study. It is required by statute to regularly perform them.
- Meeting adjourned at 7:27pm, Order of the Day

-Minutes prepared by Ian Gronau