



July 2023 Condo Board Meeting Minutes

Met on July 12, 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 (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 6:06 pm
- The agenda was unanimously adopted.
- Reading of the June minutes was unanimously waived and approved.
- Mr. Gronau provided a summary regarding the ongoing leak issue at Atram #6. He noted that the Atram #10 property manager, McGinnis Realty, had acknowledged the issues. Although they initially disputed that the #10 patio door was the source of the issue, they appear to have plans on addressing the damage. Mr. Gronau remains confident in the HOA's analysis that the water damage is coming from a defect in the patio door rather than the patio itself.
- Mr. Gronau reported that the overgrowth covering the abandoned parking spaces between Harlech Hall and the tennis court had been cut back. The area is now ready to accommodate the complex's dumpsters once the Republic Services contract is finalized.
- The council voted unanimously to accept and approve the changes made to the Code of Regulations document bringing a close to the monthlong project spearheaded by Terry Jaywork. The council acknowledged the enormous amount of work Mr. Jaywork had put into the project and thanked him for his efforts. It was also acknowledged that Mr. Jaywork was assisting the HOA as a layman/volunteer and it was not to be considered bona fide legal counsel. All that remained was to put the membership officially on notice concerning the changes – something the council expected to do in the next month or two.
- Mr. Gronau noted that the invoice for Phase 2 of the patio restoration project (six patios) totaled \$11,000. He was encouraged by the sum as the average price per patio had dropped considerably from Phase 1. He noted that Buckley Builders & Brick Doctor would begin Phase 3 shortly.
- Mr. Gronau reported that he'd seen some strong early indicators of success using the Bio-Clean product to open gurgling drains specifically in the kitchens of problem units. Although some applications were still ongoing, it appears that Bio-Clean was an effective treatment at several Ivy, Fox and Chase Hall units. He noted that he'd continue to provide updates.
- Mr. Gronau reported that he'd received some feedback from the membership concerning the letter sent out about dumpsters being moved, parking permits, and raised dues. Generally, he felt the comments were positive, but it was noted that a few residents were frustrated that SUVs would be allowed to park on the front line. Mr. Gronau also noted that one resident feared that the new dumpster corral would become a mess of spills and dumped refuse. Considering it

a legitimate concern, he said it'd be practical to get a quote from the HOA's hallway cleaner (Moore Clean with Me) to periodically clean the area.

- Mr. Gronau noted that the dues had been increased 5% across the board on the HOA's billing platform (Buildium). The increase would take effect starting August 1st.
- Mr. Gronau noted that the rules would need to be changed to accommodate the parking permits. He said he'd draft these changes for approval at the next meeting. The council voted unanimously to allow SUVs on the front line allow for the formation of a special parking committee to assist the property manager with violation tracking, enforcement and record keeping.
- Meeting adjourned at 7:22pm, Order of the Day

-Minutes prepared by Ian Gronau