



---

## October 2023 Condo Board Meeting Minutes

**Met on October 11, 2023, at 12 Ivy Hall, Dover DE 19904 --**

**Attendees:** Ian Gronau (Ivy council rep), Claire Lewandowski (Berwyn council rep/Treasurer), Teresa Dotson (Dover council rep), Christopher Boyer (Grand council rep/President), Rex Bell (Harlech council rep)

- Mr. Boyer called the meeting to order at 6:00 pm
- The agenda was amended to include discussion about gutters and was unanimously adopted.
- Mr. Gronau noted that a sale of Dover Hall #3 was in process and the seller was arguing that she did not owe delinquent dues because of an earlier insurance payout that she was supposed to (but never did) receive from the HOA. After reviewing the case, Mr. Gronau felt strongly that although it was possible that the insurance payout she mentioned was indeed never paid out, the money was owed to her father (the prior owner of the unit) not her. Because of this, Mr. Gronau advised that the HOA should continue to pursue the delinquent dues through the sale – the council agreed.
- During the discussion with the owner of Dover #3, Mr. Gronau noted that documents provided do indeed suggest that an insurance payout was made in 2020 for water damage that originated in the unit above and poured down into #3. It was not immediately clear to Mr. Gronau that the HOA properly met its obligations at the time. Mr. Gronau has begun an investigation including a review of the relevant documents and interviewing the interested parties and former council members who were serving at the time. He suggests that if the HOA is found to be in error, that they correct the mistake immediately and properly document everything – the council agreed.
- Ms. Lewandowski provided a brief treasurer's report.
- Mr. Gronau and Ms. Cosden noted that they walked the property with Paul Austin to identify landscaping priorities. The council voted unanimously to have Paul aerate the soil behind Fox, Grand and Harlech Halls in the hopes that it would improve drainage.
- Mr. Gronau provided an update on the ongoing patio renovation project.
- Mr. Gronau provided an update on the increased parking rule enforcement plan.
- Mr. Gronau provided an update on how the dumpster moving project was going.
- Meeting adjourned at 6:47pm, Order of the Day

Minutes prepared by Ian Gronau