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## January 2024 Condo Board Meeting Minutes

**Met on January 10, 2024, at 12 Ivy Hall, Dover DE 19904 --**

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

- Mr. Boyer called the meeting to order at 6:04 pm
- The agenda was unanimously adopted.
- Reading of both October and November meeting minutes was waived and approved unanimously.
- Mr. Gronau explained that DelDOT's road improvement project would begin on Kenton Road on 2/19/24 and that he was going to make arrangements to have English Village's sign – that would be in the way – removed and safely stored.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau noted that although patio restoration was on the schedule for the Essex Hall building in early December, it's been paused until warmer weather returns.
- Mr. Gronau noted that water tests had been obtained and that he will be collecting samples (one from each building) and returning them for analysis.
- The council voted unanimously to accept R.A. Harrison's \$500 quote to repaint the parking lot arrows.
- Mr. Gronau noted that a resident had recommended obtaining a locking file box for the storage of sensitive files (specifically anything protected by HIPAA). After discussion, the council felt it was unnecessary since the office itself was already a secure environment with only the property manager and council officers holding keys. To be safe, the council informally planned to rekey the office after the coming election once new officers were selected.
- Mr. Gronau discussed chronic issues stemming from the dumpsters being moved. Although he said it was no better or worse than in the past, the fact that the issue is consolidated to a single spot (rather than 5 spots as it used to be) made it appear more considerable. Mr. Gronau noted that a mounted camera may be the only way to enforce the rules. The council asked that he further explore how realistic this course was.
- The council voted unanimously that Dover Library be the venue for the upcoming March (all-owners) meeting and asked that Mr. Gronau begin making the arrangements.
- Mr. Gronau asked for volunteers to run the election at the all-owners meeting. Ms. Lewandowski said she would assist.
- Ms. Lewandowski asked that Mr. Gronau explore the possibility of automatically adding a \$25 late fee to any dues that were delinquent as of the 10<sup>th</sup> of the month – the other council members agreed that this would be practical.
- Meeting adjourned at 6:59pm, Order of the Day

Minutes prepared by Ian Gronau