



April 2024 Condo Board Meeting Minutes

Met on April 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), Teresa Dotson (Dover council rep)

- Mr. Boyer called the meeting to order at 6:03 pm
- The agenda was unanimously adopted.
- The reading and approval of March & February minutes was unanimously tabled until they've been drafted.
- The council voted unanimously to ratify decisions made at the January 2024 meeting due to a quorum question.
- By unanimous votes, Mr. Boyer and Ms. Lewandowski reprised their roles as council president and treasurer, respectively. Mr. Gronau volunteered to fill the role of secretary and was unanimously approved.
- Mr. Gronau explained that HVAC cover removal was scheduled.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau noted that DelDOT would soon be removing trees at the front of the property for the Kenton Road widening project. At the council's suggestion, Mr. Gronau said he'd ask DelDOT if they would be willing to assist with the costs of planting a new tree line once the project was complete.
- Mr. Gronau noted that new water tests had been ordered and arrangements would be made to begin collecting samples from each of the nine halls (individual residential units).
- Mr. Gronau presented the bid for a new dumpster to the council and it was accepted unanimously.
- The 2024 budget was unanimously adopted.
- Reaffirming a prior decision to terminate the Comcast bulk cable service, the council instructed (via unanimous vote) Mr. Gronau to proceed with negotiating a "retail access agreement" to take its place. Emphasis was put on ensuring each resident's ability to contract separately with Comcast for service was maintain while severing the bulk service relationship. The council also noted that Comcast should be pushed to reduce the length of the term of the contract as to not lock the HOA down – and to extinguish as much "exclusivity" as possible – so the HOA could pursue its goal to bring competing service providers to the complex.
- Meeting adjourned at 6:52pm, Order of the Day

Minutes prepared by Ian Gronau