



May 2024 Condo Board Meeting Minutes

Met on May 22, 2024, at 12 Ivy Hall, Dover DE 19904 --

Attendees: Ian Gronau (Ivy council rep/Secretary), Claire Lewandowski (Berwyn council rep/Treasurer), Christopher Boyer (Grand council rep/President), Teresa Dotson (Dover council rep), Sandra Cosden (Fox council rep)

- Mr. Boyer called the meeting to order at 6:03 pm
- The agenda was unanimously adopted with the addition of an item called "Essex #9's concerns at Mr. Boyer's request).
- The reading of March and April's minutes was unanimously waived and approved.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau noted that the Comcast bulk cable contract was officially terminated, and the residents were notified. Generally, the change was made without significant incident except for the official notification from Comcast to residents coming late. Approximately a half dozen residents have expressed frustration to the office that the service was cut without refunding the savings to residents. Mr. Gronau said the office's response to these residents' concerns is as it has been for over the last year: the HOA has determined that the cost of catching up on deferred maintenance while attempting at the same time to boost capital reserve accounts required significantly more revenue. Rather than hit the residents with a substantial dues increase or special assessment – the council decided to make up the short fall with a modest 5% dues increase (rolled out last August) and cutting the large, underutilized bulk cable bill. A small portion of the residents remain frustrated, but the majority understand the logic behind the council's decision given the HOA's financial circumstances, Mr. Gronau explained.
- Mr. Boyer read off a list of complaints offered by the resident of Essex #9 (Beverly Howard). Treating most as informational items, the council refrained from taking official action on any of them. Mr. Gronau noted that gutter cleaning and defective intercoms (two of the items mentioned) were in the quote gathering stage.
- Mr. Gronau solicited a vote concerning the placement of a ring security camera on the exterior of Grand Hall unit #2. The installation of the camera was in clear violation of the HOA's rules in that it was installed (without permission) directly into the brick exterior wall. By a 4-0-1 vote, the council ruled to tell the unit owner to immediately remove the camera. Mr. Gronau abstained – citing mixed feelings about allowing personal security cameras on site.
- Mr. Gronau asked the council for clarification on dryer vent repair. The unit owner of Chase Hall #10 believes the HOA should pay for the replacement of a dryer vent cover that was defective on her unit. Mr. Gronau explained that the bylaws are clear that any fixture, pipe, vent or vent cover that exclusively serves a unit is that owner's property and therefore their responsibility. The council voted unanimously to uphold this interpretation.
- Meeting adjourned at 7:44pm, Order of the Day

Minutes prepared by Ian Gronau