



June 2024 Condo Board Meeting Minutes

Met on June 26, 2024, at 12 Ivy Hall, Dover DE 19904 --

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

- Mr. Boyer called the meeting to order at 6:04 pm
- The agenda was unanimously adopted
- The reading of May's minutes was unanimously waived and approved.
- Mr. Gronau provided an update concerning a "Ring" camera issue over at Grand Hall. He noted that the landlord had given him assurances that the issue would soon be resolved and that the tenant would be in compliance with the HOA's rules.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau explained that management had started a pilot project to see if it was a more economical (and durable) solution for English Village to routinely fill its own potholes. He said that a test was done on the largest pothole (in front of the tennis court). It took about 200 pounds of a product called Aquaphalt to fill at a cost of approximately \$263. Mr. Gronau donated the labor. So far, the repair had held up well and is estimated to be slightly cheaper than paying a contractor to do the work. Mr. Gronau made a motion to obtain 8 more buckets (400 pounds) of Aquaphalt and move on to other potholes. The council voted unanimously to move forward with it.
- Mr. Gronau noted that the HOA received a notice from the IRS that claimed it failed to file and pay taxes for calendar year 2022 and owed approximately \$45k. Mr. Gronau believes the notice to be a mistake arising from the capital gains tax owed in the DeIDOT sale of land. Mr. Gronau and Ms. Lewandowski explained that they oversaw the process of making an electronic payment to the IRS in late 2023 of approximately \$35k (the number the HOA's accountant told them was owed). After double-checking the bank records, Ms. Lewandowski and Mr. Gronau affirmed that the fund transfer did indeed go through to the IRS. Mr. Gronau has attempted to call the IRS but was put on hold and transferred repeatedly. Mr. Gronau notes that he will continue to examine the issue, but remained hopeful that it was some sort of mistake.
- Mr. Gronau noted that at the current point in the patio restoration project, it would be wise to solicit bids to complete the work. The current contractor (Buckley Builders) has performed satisfactory work, but he suspects that their per patio cost for restoration is higher than it needs to be. The council agreed.
- Meeting adjourned at 7:07pm, Order of the Day

Minutes prepared by Ian Gronau