



August 2024 Condo Board Meeting Minutes

Met on August 13, 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)

- Mr. Boyer called the meeting to order at 6:03 pm
- The agenda was unanimously adopted
- The reading of June's minutes was unanimously waived and then approved.
- Mr. Gronau noted that the HVAC unit in Ivy Hall #11 (the one he personally owns) was replaced within two weeks of it going down and the window unit the council temporarily gave him approval to mount was removed.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau noted that there was an ongoing dispute between the owners/tenants of Ivy Hall #9 and Ivy Hall #5 concerning leaking water through the ceiling. He said that although (from information given to him) it appeared clear that the issue was demonstrably #9's responsibility, the owner was refusing to replaced property that was damaged by the incident. Although the HOA doesn't have a role in the matter – Mr. Gronau suggested writing a letter to encourage the owner of #9 to make his downstairs neighbor whole. The council agreed.
- Mr. Gronau noted that due to a billing error, Republic Services (the HOA's waste contractor) did not collect trash on a recent Friday. Over that weekend, with the assistance of Ms. Lewandowski, Mr. Gronau was able to get in touch with Republic and remedy the issue. It caused a temporary overflow, but it was cleared early the following week. Mr. Gronau informed the council that the HOA's account had been switched to autopay (drawing from the Treasurer's card) in the hopes that it would address any future billing concerns.
- Meeting adjourned at 6:40pm, Order of the Day

Minutes prepared by Ian Gronau