



October 2024 Condo Board Meeting Minutes

Met on October 16, 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), Rex Bell (Harlech council rep)

- Mr. Boyer called the meeting to order at 6:04 pm
- The agenda was unanimously approved
- The reading of September's minutes was unanimously waived and then approved.
- Mr. Gronau noted that another raccoon had been found in the dumpsters. It was quickly and much more inexpensively handled by Jeremy Moore (Moore Clean with Me). The work was completed within three hours of the racoon being found.
- Mr. Gronau noted that an area had apparently been cleared of foliage near the dumpsters and adjacent to the fence that runs against Cold Spring Place for the purposes of jumping the fence to get from the English Village Parking lot to Cold Spring Place. A resident reported seeing someone do this on two occasions. Mr. Gronau asked the council for permission to contract with the landscaper (Austin's Lawn Care) to rebuild a natural barrier and do some complex-wide bush/tree trimming. It was unanimously approved.
- Mr. Gronau noted that he had Moore Clean with Me shampoo the carpets in Grand Hall due to high-traffic dark stains.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau noted that Bright Side Roofing would be examining the Harlech Hall roof for defects in the next few days. He also recommended that the council move forward with obtaining multiple quotes for replacement and selecting a contractor for the work. The council agreed.
- Mr. Gronau noted that the assistance of a regular on-site assistant for small jobs like routinely replacing light bulbs, walking the property to pick up garbage and assisting the parking violation team would be very helpful. The council expressed concern over how a resident could be hired without first being insured – and also any tax considerations that may arise from it. The council instructed the property manager to come up with a plan and approach Jeremy Moore (Moore Clean with Me) about the idea in an attempt to mitigate concerns.
- Meeting adjourned at 6:54pm, Order of the Day

Minutes prepared by Ian Gronau