



November 2024 Condo Board Meeting Minutes

Met on Nov. 20, 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 6:01 pm
- The agenda was unanimously approved
- The reading of October's minutes was unanimously waived and then approved.
- Mr. Gronau noted that in case quorum wasn't fulfilled at the September and August meetings, it would be wise to ratify the decisions made. The council voted unanimously to do so.
- Mr. Gronau noted that the tenant of Dover Hall #8 had died. When management was alerted, Mr. Gronau made contact with the unit owner (Salvatore Esposito) to make him aware and offer any assistance.
- Mr. Gronau noted that the gap in the shrubbery near the Harlech Hall building where people apparently were hopping the fence and walking through had been covered up. Also, invasive shrubs had been cut back around the property and along the dumpster line. All this work was performed by EV's landscaping contractor Paul Austin.
- Mr. Gronau noted that only a few finishing touches remained to record the bylaws and it was his intention to take them to the Kent County office in the coming week.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau presented three bids for Harlech Hall's roof replacement to the council to review. They were from J+S Construction, MR Hunter Exteriors, and Bright Side. After reviewing and discussing, the council found merit in all the offers, but decided to temporarily table the decision to obtain at least one more quote.
- Mr. Gronau noted that Jeremy Moore (EV's hallway cleaning contractor) expressed interest in becoming an on-site assistant and would review a contract for the work.
- The council voted unanimously to cancel the December meeting in light of the holidays.
- Meeting adjourned at 6:54pm, Order of the Day

Minutes prepared by Ian Gronau