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## March 2025 "All Owner's Meeting Minutes

**Met on March 26, 2024, @ Dover Public Library - 35 Loockerman Plaza, Dover, DE 19901--**

**Attendees:** Ian Gronau (Ivy council rep), Claire Lewandowski (Berwyn council rep/Treasurer), Rex Bell (Harlech council rep), Teresa Dotson (Dover council rep), Sandra Cosden (Fox council rep), guest speaker Javier Torrijos, and approximately 22 owners/residents.

- Mr. Gronau called the meeting to order at 6:01 pm
- Mr. Gronau provided a brief introduction of himself and all council members.
- Mr. Gronau introduced guest Javier Torrijos of Torr Engineering to provide an update on the ongoing Kenton Road DeIDOT project.
- Mr. Gronau provided a "state of the complex" summary, highlighting successes from the prior year, challenges ahead, and the council's plans to address them.
- Ms. Lewandowski presented a treasurer's report that included discussion of the upcoming budget. It was noted that although revenue was expected to remain fairly flat while costs were anticipated to rise slightly, the HOA was still on target to meet its goals because of significant cost cutting measures rolled out in 2024. In 2025, the council plans to continue to address deferred maintenance while attempting to bolster capital reserves.
- The council made time for members' questions and concerns. All interested parties were heard.
- Ms. Dotson presented the election results. All council members held their seats with the exception of Mr. Christopher Boyer who'd sold his condo a few days beforehand and was ineligible. Mr. James Flood was added as the new representative for Grand Hall. Ms. Elesha Adams-Francis was nominated from the floor by Mr. Gronau and approved to hold the seat for Chase Hall.
- Meeting adjourned at approximately 7:37pm, Order of the Day

Minutes prepared by Ian Gronau