



January 2025 Condo Board Meeting Minutes

Met on Jan. 22, 2025, 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 6:02 pm
- The agenda was adjusted to remove two items added by mistake and unanimously approved
- The reading of November's minutes was unanimously waived and then approved.
- Mr. Gronau noted that the new Code of Regulations had been officially recorded with the Kent County Recorder of Deeds.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau and Ms. Lewandowski briefed the council on the plan to officially close the HOA's WSFS accounts and move them over/consolidate them with the other capital reserve accounts at PNC Bank. A vote was held on this and the council unanimously approved the measure.
- Mr. Gronau detailed a plumbing backup incident at Essex Hall #1 that had occurred months earlier. At the time, it was determined that the blockage was indeed in the Essex building's common line (due to water backing up through the utility room floor tile). Because of this, he suggested that the council meet its obligations by reimbursing the unit owner for the costs associated with the emergency plumbing service they were forced to order. This came to a total of \$2102 (the unit owner provided invoices). The council unanimously agreed.
- Mr. Gronau briefed the council on an ice dam incident in Dover Hall #12 that led to damage to the unit's drywall and carpet. The unit owner's property manager requested compensation and provided invoices showing the repair work cost \$235.) After reviewing the photos, Mr. Gronau's opinion was that the HOA's common fixtures (in this case gutters and patios) created the conditions for the damage and recommended that the HOA reimburse. The council unanimously agreed.
- The council voted unanimously to make a one-time \$5000 contribution from its operating account to its capital reserve account held at PNC Bank.
- Mr. Gronau noted that a common line blockage was discovered on Jan. 2 at the Fox Hall building and it was causing a major backup. ZoomDrain was able to handle it promptly for \$678. It was determined to be mostly grease – but likely not possible to assign to a single unit. Tenants/residents were advised not to put grease down their drains.
- Mr. Gronau noted that the Harlech Hall roof had been fully replaced without issue and the workmanship appeared to be good quality. There were slight cost overages pertaining to extra plywood sheeting needed to replace deteriorated sections. The vote to approve the bid and project was initially held over email because of the need to move the project along. The council took the opportunity to ratify that decision officially in person and voted unanimously to approve it once again.

- Mr. Gronau noted that the HOA likely needed to upgrade cellular units attached to its smoke detectors so automatic call out to emergency services would be smooth. He noted that there were 3 that needed upgrades and BSafe (the HOA's security contractor) would be willing to do the work for \$499 apiece. The council tabled a vote on the project to review what level of technology was required by the state.
- Mr. Gronau noted that high wind downed the light pole closest to the dumpsters. He said that it presented a good opportunity to install a much larger pole with high intensity lights and a possible spot for a camera. The council agreed and instructed Mr. Gronau to obtain quotes for the work.
- The council discussed preparations for the upcoming March all-owners' meeting
- Meeting adjourned at 7:16pm, Order of the Day

Minutes prepared by Ian Gronau