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## April 2025 Condo Board Meeting Minutes

**Met on April 23, 2025, at 46 South State Street, Dover DE 19901 (R&R Commercial Realty's office)--**

**Attendees:** Ian Gronau (Ivy council rep/Secretary), Claire Lewandowski (Berwyn council rep/Treasurer), Teresa Dotson (Dover council rep), Rex Bell (Harlech council rep), Clement Francis (Chase council rep), James Flood (Grand council rep)

- Mr. Gronau (in absence of a president) called the meeting to order at 6:00 pm
- The agenda was adjusted to add a discussion about cameras in "new business" and unanimously approved
- The reading of January and March's minutes were waived and then approved by majority vote (Mr. Francis and Mr. Flood abstained).
- Noting that it was the new council's first official meeting, Mr. Gronau said there was a requirement to elect officers. Nominations were made and seconded for Ian Gronau as secretary, Claire Lewandowski as treasurer and Rex Bell as president. These candidates were unanimously approved.
- Mr. Gronau noted that Bloofiber surveys had been distributed in hallways to try to encourage residents to express their interest. Bloofiber has noted that they will consider bringing their fiber optic internet solution to English Village if they can get 50% of the residents interested.
- Mr. Gronau noted that HVAC covers had been successfully removed. He also said the bi-annual project continues to be a logistical challenge – mostly because attracting a contractor to do the work affordably is difficult. Mr. Gronau recommended that the council seek a solution to remove the chore for itself by empowering the residents to take care of their own equipment.
- As a housekeeping item, Mr. Gronau recommended that the council hold a vote to confirm Mr. Francis as a council member for Chase Hall. The vote to approve him was unanimous.
- Mr. Gronau noted that L&W Insurance had raised the HOA's insurance premium by approximately \$6000 a year. He noted that he'd be sitting down with the provider to examine the change.
- Mr. Gronau asked the council to approve the purchase 10 buckets of Aquaphalt for pothole repair. They unanimously agreed.
- Mr. Gronau noted that to address a bat problem in the attic of Harlech Hall, a one-way door had been installed. Residents reported that they no longer heard the scratching the prompted the complaint.
- Ms. Lewandowski presented a brief treasurer's report.
- The council voted unanimously to accept a quote from BSafe to upgrade three fire alarm cellular receivers in the HOA's halls.
- Mr. Gronau presented a quote on a new light pole near the dumpsters. Decision on the item was tabled pending quotes from other contractors and bringing the size of the pole down to approximately 12 feet instead of 16.

- A vote was held to approve the annual budget presented at the all-owners meeting in March. It was accepted by majority vote (Mr. Flood abstained for the reason of not being a council member at the time of the budget's preparation)
- Citing the need for additional HOA check-signers, Mr. Gronau asked for volunteers. Mr. Francis and Mr. Flood agreed to join Mr. Bell and Lewandowski in this role. All were unanimously approved.
- Mr. Gronau noted that resident-mounted cameras have continued to appear on the property and asked the council to consider language that specifically addresses them be added to the rules of conduct. The council agreed to consider them once language was available.
- Meeting adjourned at 7:22pm, Order of the Day

Minutes prepared by Ian Gronau