



May 2025 Condo Board Meeting Minutes

Met on May 21, 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. Bell called the meeting to order at 5:59 pm
- The agenda was unanimously approved
- The reading of April's minutes was waived and unanimously approved.
- Mr. Gronau noted that long time resident Barbara Zimmerman had died.
- Mr. Gronau noted that there were ongoing plumbing issues at both Ivy Hall and Grand Hall. The Ivy Hall complication appeared to be roots in the main line (per Priority Plumbing and Drain). The HOA's contractor took care of the issue on its side of the sewer cap, but called the city of Dover to address the issue on their side – which seemed considerable. The issue appeared to be resolved. The Grand Hall issue started as a blockage, but was cleared. Both Priority Plumbing and JDM Plumbing believe the issue is a thick set of roots infiltrating the main line and recommend excavation and replacement. The council resolved to obtain quotes for the work.
- Mr. Gronau noted an ongoing odor issue reported over at #1 Fox Hall. The tenant reports burning or food smell. After multiple inspections (both in person and by a contractor), Mr. Gronau concluded that the only place the smell was discernable was within the unit itself – and suggested that it's not the HOA's responsibility for that reason.
- Mr. Gronau noted that Sandra Cosden of Fox Hall offered her resignation from the council. The council unanimously accepted it.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau presented the council with several quotes from cleaning companies to take over the task of cleaning hallways and the property on a routine basis. After discussion, they agreed unanimously to accept the quote from Shinosaur, provided the HOA could stay out of a long-term restrictive contract with them.
- Mr. Gronau noted that the gutters were on the schedule to be cleaned by The Gutter Guys.
- Mr. Gronau made the council aware of a blockage issue that occurred in #2 Ivy Hall. The issue was determined to be in the common line so the HOA took care of it. There is suspected drywall damage in the unit as well that Mr. Gronau anticipated having to address.
- Mr. Gronau noted that a set of patio doors on the Essex Hall building had been replaced with French doors. The owner of the unit did not approach the council before making the change and it is aesthetically inconsistent with the rest of the building's doors. However, Mr. Gronau noted that he was unable to locate a rule that specifically governed patio door replacement. The council agreed that introducing guidelines in the near future should be explored.

Meeting adjourned at 7:08pm, Order of the Day

Minutes prepared by Ian Gronau