



July 2025 Condo Board Meeting Minutes

Met on July 16, 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), Clement Francis (Chase council rep), James Flood (Grand council rep)

Attendees by phone: Rex Bell (Harlech council rep)

- Mr. Bell called the meeting to order at 5:59 pm
- The agenda was unanimously approved
- The reading of May's minutes was waived and unanimously approved.
- Mr. Gronau noted that the largest pothole was filled over at EV. Several smaller ones remain that will likely be filled in the coming weeks with the Aquaphalt the HOA purchased.
- Mr. Gronau noted that there were two HVAC condensation line blockages reported on the third floor of Ivy Hall. Eashum and Sons were called to blow out the lines which solved the issue. The blockage in both cases was determined to be in the common line – thus an HOA responsibility. Water had saturated both units so Mr. Gronau purchased a small dehumidifier on the HOA's behalf that was deployed to take care of the extra moisture and retained for future use.
- Mr. Gronau reported that all the gutters were cleaned at the complex. Checking in on several problem spots during rain events, residents reported to him that spillover had been eliminated.
- Mr. Gronau noted that there were two recent car break-ins at EV in which windows were broken. The first was at Atram Hall and the second was at Dover Hall.
- Mr. Gronau noted that on May 28th, a resident in Berwyn Hall (B9) reported that a large moisture bubble had formed on her ceiling during recent rain storms. Mr. Gronau inspected and popped the bubble. On May 29th, the HOA's roofing contractor (Grant & Sons) found multiple blown shingles and defects in the roof valley just over the problem spot. They repaired it the same day for \$1000. The roofer reported using approximately a bundle and a half of shingles for all the missing ones on Berwyn Hall's roof. In the following weeks, Mr. Gronau confirmed that rain events came and went without B9 taking on more water and said he'd arrange repairs for the tenant's ceiling. Since the issue originated from the roof, the expense would be the HOA's.
- Mr. Gronau noted that he sat down with the HOA's insurance broker (L&W Insurance) to examine the complex's policy. It was explained to him that due to dramatically rising costs, the recent premium increase was unavoidable. However, during the review Mr. Gronau was able to identify a mechanical failure policy that covered equipment that EV does not possess. Mr. Gronau instructed L&W to cancel that (and save \$1706 per year) immediately as it served no purpose whatsoever. Also, L&W provided the option for the HOA to slide its deductible from \$5k to \$10K. Mr. Gronau posed this question to the council. Citing the savings and the very low frequency of claims, the council voted unanimously to instruct Mr. Gronau to make that change (quoted to save \$2371 per year).
- Mr. Gronau noted that Shinosaur (the HOA's new cleaning contractor) started the prior week and appeared to be doing a good job on site.

- Mr. Gronau detailed an incident for the council in which a man fell from the patio of #11 Dover Hall and swung downward onto the patio of #7 Dover Hall. The police were called. The man in questions (seemingly not sustaining serious injury) got into an altercation with responding police officers and left the property in cuffs. Mr. Gronau reported the incident to the landlord of D11 and said the HOA expected him to address it. The landlord agreed (identifying the man as a guest of his tenant's). However, in the following weeks the same man had been observed loitering around the property, walking aimlessly in the backyard and acting in a generally suspicious manner – raising the level of concern among the residents. The council instructed Mr. Gronau to begin enforcement protocols with the landlord and compel the landlord to have the man removed from the property.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau noted that the best solution to provide wifi at the future camera and light pole by the dumpsters was likely an idea pitched by Mr. Flood: a wifi bridge. He resolved to continue exploring the option and obtain quotes for the work.
- Mr. Gronau noted that it had been reported that #3 Chase Hall's occupants exceeded the amount dictated by the HOA's Rules (2 people per bedroom). When approached, the resident said they were not aware of the rule and admitted to having eight people in the two-bedroom unit but noted that most were their young children and that the Delaware Department of Family Services was aware of the situation and said it was not a public health violation. They also stated that they would be vacating the unit in January 2026. Sympathetic to the situation, but mindful of the rules, the council voted unanimously to instruct Mr. Gronau to begin enforcement protocols with the resident.
- Meeting adjourned at 6:59pm, Order of the Day

Minutes prepared by Ian Gronau