



August 2025 Condo Board Meeting Minutes

Met on August 20, 2025, at 46 South State Street, Dover DE 19901 (R&R Commercial Realty's office)--

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

- Mr. Bell called the meeting to order at 6:02 pm
- The agenda was unanimously approved
- The reading of July's minutes was waived and was approved by majority vote (with Ms. Dotson abstaining)
- Mr. Gronau noted that issues with the tenant of #11 Dover Hall have continued and that the landlord has been cited with a violation that threatens fines. The landlord has made assurances, but the HOA will be inflicting penalties if the unusual/threatening behavior continues.
- Mr. Gronau detailed an issue regarding the patio window breaking over at #2 Dover Hall. It was reported by the unit owner who said it was fine when he left in the early morning but was broken when he returned in the early afternoon - shortly after the landscaping crew finished their work. Mr. Gronau called the landscapers who said their crew did notice it, but stated with a high degree of certainty that it was not them that broke it. They said this was witnessed and affirmed by a tenant who happened to be sitting in their car when the landscaping crew was on site. His name was provided. Mr. Gronau said he was pursuing that lead to attempt to get more information about the incident. Given the odd nature of the damage and the question around the responsible party, the HOA made arrangements to have the glass replaced.
- Mr. Gronau noted that ceiling repairs have been arranged at #9 Berwyn Hall. The ceiling was damaged from a roof leak in July.
- Mr. Gronau noted that the residents of #3 Chase Hall had been given a violation notice regarding the occupancy level of their unit. They were told they needed to correct the issue or face the possibility of fines.
- Mr. Gronau noted that the city of Dover contacted the office to alert the HOA to a massive surge in water usage at the Chase Hall building. Mr. Gronau responded by posting a notification on the building's front door and calling and emailing all the available contact information for the building residents to screen for an issue. He was told by the resident of #4 Chase Hall that she heard a continuous running water noise near the wastewater line in her bathroom but no obvious source in her unit. Mr. Gronau then contacted the units above hers. A water leak issue was reported by the manager of #10 Chase Hall. He said a plumber was at work repairing it. Mr. Gronau noted that he'd be following up.
- Mr. Gronau noted that an electrician working for the #4 Dover Hall owner had discovered that her utility switch had been thrown in the utility room. After examining it personally with the electrician, Mr. Gronau came to the clear confusion that a bicycle that had been improperly stored in the utility room was the cause (the handlebars lined up precisely with the switch). Mr. Gronau said he would examine the issue further to find the responsible party.

- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau noted that the contemplated insurance policy changes had been made.
- Meeting adjourned at 7:04pm, Order of the Day

Minutes prepared by Ian Gronau