



October 2025 Condo Board Meeting Minutes

Met on October 8, 2025, at 46 South State Street, Dover DE 19901 (R&R Commercial Realty's office)--

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

- Mr. Gronau called the meeting to order at 6:02 pm
- The agenda was unanimously approved
- The reading of August's minutes was waived and was approved unanimously
- Mr. Gronau noted that repairs of a water damaged wall from a common line backup at Ivy Hall #1 had begun with a newly hired maintenance man.
- Mr. Gronau noted that Mr. Bell was in the final stages of selling his condo and would therefore be ineligible to serve on the board as its president. Everyone on council agreed wholeheartedly that his service would be missed. The council extended their thanks for his generous volunteer work. At the same time the council voted unanimously to welcome Rebecca Benson as their newest council member (serving Harlech Hall).
- Mr. Gronau noted that the resident in #2 Berwyn Hall reported damage to her HVAC unit because her second set of covers were never removed in the spring. Mr. Gronau confirmed that he gave the contractor the correct information (he did). Mr. Gronau provided the contractors contact information to the tenant for her to reach out independently.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau noted that the water usage issue over at Chase Hall had been resolved and that he was in receipt of clear proof that showed who the responsible party was. He filed a report with the utility noting that it was a human error and that it had been resolved and he is awaiting any adjustment the city can provide. Once the sum is known, he plans to send the remaining bill to the responsible party.
- A faulty valve was discovered at Chase Hall that made safely turning off the building's water supply impossible. Quotes were received to replace the main valve and the council affirmed unanimously to move forward with it.
- Mr. Gronau noted that the HOA recently had a pop-in inspection by its insurance carrier. The report was largely positive with the exception of finding that the fire extinguishers had not been annually inspected. Mr. Gronau made arrangements with the HOA's past contractor to inspect. This inspection was carried out and replacement of all 18 extinguishers was recommended. The council voted unanimously to order the replacements immediately.
- Meeting adjourned at 7:10pm, Order of the Day

Minutes prepared by Ian Gronau