



December 2025 Condo Board Meeting Minutes

Met on December 3, 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)

- Mr. Gronau called the meeting to order at 6:05 pm
- The agenda was unanimously approved
- Mr. Gronau noted the problem tenant in Dover Hall #11 was being evicted by the landlord for ongoing behavioral issues. He said the HOA would monitor the situation.
- Mr. Gronau noted that another water surge was discovered in the Dover Hall building. After posting a notice on the door, calling and emailing all residents, the issue resolved. It was not clear what the source of the surge was. Mr. Gronau filed another request for adjustment with the city.
- Mr. Gronau noted that the owner of Atram #1 would be requesting the permission to install a sidewalk to their unit. The council would be able to vote on it via email once the request came in.
- The main valve at Chase Hall was successfully replaced.
- Mr. Gronau noted that all on-site fire extinguishers had been replaced.
- Mr. Gronau noted that all (requested) HVAC covers had been reattached for the season.
- Ms. Lewandowski presented a brief treasurer's report.
- Mr. Gronau noted that the HOA was in discussion with Verizon to perform a site analysis to run fiber optics to the property.
- Meeting adjourned at 7:03pm, Order of the Day

Minutes prepared by Ian Gronau