



May 2022 Condo Board Meeting Minutes

Met on May 11, 2022 at the offices of Hudson, Jones, Jaywork & Fisher in Dover --

Attendees: Ron Moore (council president), James Flood (council treasurer), Ian Gronau (council secretary), Kathy Fletcher (council member), Pamela Cluster (council member), Jade Graham – via call in (council member)

Guests: and Terry Jaywork

- Meeting called to order at 6:10 pm
- Agenda adopted unanimously
- April minutes unanimously approved
- Going out of order in the agenda because of the matter's importance, the council skipped to the discussion of a replacement property manager. By unanimous vote, the council elected to accept the proposal submitted by R&R Commercial Realty. R&R Commercial Realty will prepare a contract mirroring the proposal and submit it for the council's final approval & signature.
- The council noted and accepted the resignation of the association's property manager Justina Comer and council member Cheryl Killen.
- Mr. Flood presented the attached Treasurer's report.
- Mr. Moore noted that he would hand deliver the first payment to the newly hired landscaper and advise them that they will be paid regularly at the end of the month.
- Plans were made to address accumulating bulk items dumped by the property's dumpsters
- DelDOT's pending land purchase was discussed. It was thought that Ms. Comer was handling the negotiations, and it was unclear what stage they were at. Mr. Gronau mentioned that he'd found a letter from DelDOT regarding the matter dated from Dec. 2021 in the PM's office. He volunteered to try to reestablish contact and continue negotiations.
- The council agreed via unanimous vote to secure a roofing contractor to replace the roof that's currently in the worst condition. Mr. Moore and Mr. Gronau agreed to meet with Carver's Home Improvement to get a quote.
- Mr. Gronau provided an update on the status of pending DUCOIA forms and Mortgagee questionnaires – noting that all that had been received were either filled out and returned or would be in the next few days. He also noted the significant issue of having little reliable information to provide regarding the condo association's status and the necessity to disclaim this to all inquiring parties.
- Meeting adjourned at 7:51pm, Order of the Day