



July 2022 Condo Board Meeting Minutes

Met on July 25, 2022 at English Village's office at 12 Ivy Hall in Dover --

Attendees: Ron Moore (council president - Atram), James Flood (council treasurer - Grand), Ian Gronau (council secretary - Ivy), Kathy Fletcher (Harlech council rep), Pamela Cluster (Chase council rep)

Guests: none

- Meeting called to order at 4:26 pm
- Agenda adopted unanimously
- June minutes unanimously approved
- Council unanimously accepted Jade Graham's resignation
- Mr. Gronau informed the council that Mr. Terry Coley (council rep of Berwyn Hall) expressed his intention to resign
- Mr. Flood presented the attached Treasurer's report.
- Landscaping and Cleaning committees provided quick verbal reports. Yard waste blocking the sewer grates and leftover mulch mess was discussed as issues raised by residents. Council instructed property manager and Landscaping committee chair (Ms. Cluster) to continue monitoring the contract's work to ensure that mistakes are corrected.
- Establishing advisory board was tabled.
- Mr. Gronau made the council aware that the HOA remains approximately \$16,000 delinquent on their comcast bulk service – however, he reported that the delinquency had finally gotten the attention of a regional representative in a position to negotiate the terms of the contract. The council voted unanimously to authorize Mr. Gronau to pursue either restructuring or cancelling the contract. It was noted that significant planning in the way of alerting residents to the change (if one were negotiated) would be required beforehand.
- Council voted to approve R&R Commercial Realty's contract for property management. Roll call: Four in favor, one abstention (Mr. Gronau).
- The council voted unanimously to authorize Mr. Gronau to pursue negotiations for a more inexpensive package from Buildium. He believed it was possible to save on the monthly expense while not losing any important functions the HOA was currently using.
- Council voted unanimously to pursue all rule breaches with immediate use of enforcement measures (two written notices followed by fines).
- Council voted unanimously to post HOA rules on the hall bulletin boards.
- Council unanimously approved apology letter to Ms. Massey. Ms. Cluster volunteered to act as courier for the document.
- DelDOT project volunteer selection was tabled.
- Mr. Gronau briefed council on resident complaints regarding the existing security system provided by BSafe. Many residents feel unsafe given the unknown distribution of codes. Mr. Gronau believes that by moving to a "restricted key" system, there could be significant monthly

cost savings, infrastructure simplification and peace of mind. The council voted unanimously to authorize him to obtain bids for the project.

- Council tabled reintroduction of routine unit inspections pending examination of the bylaws and development of a strategy to carry out the work
- Introducing a liquid plumbing regimen to reduce blockages was tabled pending further research
- Meeting adjourned at 5:50pm, Order of the Day