

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION

Minutes

Board of Directors Meeting

07 Nov 2020

I Call to order

The Board of Directors Meeting was called to order at 9:15 a.m. by President Welch on Saturday, November 7, 2020 at the Tom Zellers pavilion in Stockley Park, Rehoboth Beach, Delaware.

II Roll Call

Board members present: President John Welch, Treasurer, Gary Glass, and Directors Carol Popham and Lorraine Zellers.

Property owner & HOA member, Steve Stengel also attended the meeting.

Directors Absent: Barry Brandt, Bonnie Walker, Drew Woodall

III Approval of Minutes

On a motion from Gary and seconded by Lorraine, the minutes of July 7, 2020 meeting and the September 7, 2020 Annual Meeting were approved unanimously.

OLD BUSINESS

IV Committee Reports

A Finance Committee

Gary Glass

1. Treasurer's Report

Gary presented the treasurers report covering the period from Jan 1 through September 30, 2020.

2. Dues report & dues collection dates:

Overall, there has been a good response to the dues mailing. There are only 43 properties still outstanding for 2020 and only 6 that are severely delinquent (over 3 years or more). Gary gave kudos to Carol P for her help in making the dues process go so smoothly. He also indicated that dues collections were most likely complete at this point and felt that we should hold off on another mailing until the spring.

Carol P made a motion, seconded by Lorraine Z to defer a second mailing for the 2020 dues, and instead include any outstanding properties in the regular dues mailing for March 2021. Motion was approved unanimously.

Bank balances after revenues were detailed and expenses were approved are as follows:

1. Applied Bank	\$9,597.31
2. M & T Bank	\$3,810.03

3. M&T Bank

Gary updated the board regarding M&T bank and its service fees since there was discussion at the last meeting that the M&T account be closed. When Gary met with the bank manager, M&T provided an option that would eliminate the fees if the account was changed to online only. The bank would no longer provide statements, instead we would print them ourselves. The board agreed that it was beneficial to have a second account will maintain its present account with M&T under this new option.

4. Federal update

Gary reported that the Federal ID is complete. All tax returns were filed on July 27, 2020, and we received our new Federal ID as a tax-exempt homeowners association. President John Welch will serve as primary contact with the new ID. Gary asked for the board's approval to notify the banks of our new number.

Said motion was made by Lorraine Z, seconded by Carol P to direct Treasurer Glass to update our information with both Applied Bank and M&T bank. Motion was approved by vote.

5. Community Contributions

As part of the process for the new Federal ID application process, Gary learned that there are more requirements for HOA association as far as spending and giving. The guidelines now direct the focus to be on items that directly benefit the association and its members. For example, previous donations to Meals on Wheels, Buddy Walk, Chamber, etc. would no longer be allowed under these new requirements. The board will need to evaluate expenditures that could be and will reach out to our members for suggestions. Lorraine Z made a motion, seconded by Carol P that any future expenditures should directly benefit members of the HOA and its members. The motion carried without objection.

Upon completion of Gary's report, Lorraine Z made a motion, seconded by Carol P to accept the Treasurers report. The motion carried unanimously.

B Property Committee - Community-based projects

1. Sidewalk safety update

To date, Bonnie W has not provided information to John W regarding properties with problem sidewalks. However, he has received the city's approved list of concrete contractors which could be put on our website for information only. This will be deferred for discussion to a future agenda pending further information from Bonnie.

2. Tree canopy in CCE - this was tabled for a future meeting.

NEW BUSINESS

V Electronic Dues payment.

John W & Gary G have been working on the website for a way to allow online payment of dues by credit card. They were pleased to report that the system is working. Gary performed a "test" payment which was successful. There will be a processing fee for users - (less than \$1 on a current \$20) , that they felt is reasonable for the convenience it offers.

John W made a motion, seconded by Carol P to implement the online system. The motion was carried by vote.

A second motion was made by Carol P and seconded by Lorraine Z to reimburse Gary for his "test" dues. The motion was approved by vote.

VI *Political Issues & Building Stronger Communities

(*Agenda items VI & VII were combined as the topics were related)

John & Gary asked the board to entertain the idea of CCEPOA becoming more involved in the political issues affecting our community, i.e. light pollution and water run-off from the newer larger homes being built, the new hotel being proposed for State Road & Rehoboth Avenue with the traffic & parking issues it could bring, the Clear Space project, the vacant Walls property etc.

Another looming issue is beach replenishment which is currently being done by the Stat every 3-5 years. There have been reports that this might be extended out to 6-9 years and possibly be stopped altogether. To date, neighboring beach communities are making plans & setting aside money while Rehoboth has done nothing.

Any of these issues would directly affect our community. The City depends on its beach for the visitors who come to spend money in our town. Not having a robust and maintained beach would be a disaster for the town and its businesses.

The idea put forth that our involvement in these issues could be very important and perhaps be another opportunity to gain more community support for what the association does.

In order to do this, Gary suggested several things, i.e. that we beef up the newsletter to provide more information as to what's going on in the city and around CCEPOA specifically, increase the committee structure for communication for web and newsletter development, for government liaison to have a presence at city meetings on issues that affect us.

As this would be quite a departure from how the association has operated in the past, Lorraine felt that it would require much more input from a wider range of our members since it could have unintended consequences.

Subsequently, John W made a motion, seconded by Lorraine to explore increasing the committee structure to address upcoming issues affecting the community and ways to make a proposal to the association's members. The motion was carried by vote.

VIII Next meeting

- a. As winter is approaching, Gary & John made a motion to have the next regular meeting "virtually" using either by Zoom or House Party. This would also allow other directors and/or other members to join the meetings even if they are not in Rehoboth. The motion was carried unanimously.

- b. Possible items for future agendas - create a "resource page" and an FAQ page on the website; consider sending a "welcome" postcard to new homeowners in CCE, consider allowing residents from outside our borders to become members.

IX Adjournment - On a motion by Carol Popham and seconded by Lorraine Zellers, was accepted without objection and the meeting was adjourned at 11:00 a.m.

Respectfully submitted,

Lorraine Zellers (for Drew Woodall)

Up-Coming dates for 2021 CCEPOA Board meetings:

Feb 6, 2021 (Zoom)
Aug 7, 2021

Jun 5, 2021
Sep 11, 2021 (annual)

Jul 3(TBD), 2021