

**COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (CCEPOA)**  
**BOARD OF DIRECTORS MEETING**  
**February 1, 2025**

*Approved 05.03.25*

**Call to Order**

President Frank Lacey called the meeting to order at 9:11 a.m. on February 1, 2025, at the Zellers home.

**Roll Call**

**Board members present**

Frank Lacey  
Pat Sykes  
Bonnie Walker  
John Welch  
Susan Wellener  
Lorraine Zellers

**Absent:** Barry Brandt

**Review of Minutes – October 5, 2024**

Lorraine distributed the draft minutes for the regular meeting of October 5, 2025. As there were no corrections, Bonnie made a motion, seconded by John to approve the minutes as presented. The board agreed unanimously.

**Treasurer's Report**

Susan presented the treasurer's report as of February 1, 2025. The report was accepted.

Susan then reported that two of the CD's purchased for the association will mature on February 5, 2025. Her recommendation was that they be renewed. After some discussion, the board agreed unanimously that the 2 CDs would be renewed for another year.

**Committee Reports**

The current committees are the By-Laws committee and Traffic committees. Frank explained that there were no reports since the committees completed their work.

**OLD BUSINESS**

**Delinquent Properties Status Report**

Susan reported that there was a healthy response from the last dues mailing. Revenue as of February 1 totaled \$6320; with \$1620 still outstanding. She said that \$400 of the past due balance represented those properties who are significantly past due. There are also multiple properties that have not paid dues for 2023 & 2024.

Frank raised the possibility of legal action for those properties with significant balances and that further discussion would take place in new business. He has communicated with a retired attorney

who may be able to facilitate the process pro bono depending on the type of tax exempt status we have. He tasked Susan with researching our tax status and report back.

### **Meet & Greet for 2025**

Frank wanted to confirm a date for the annual Spring Meet and Greet. It took place in April last year. He identified were two conflicts – Passover and Easter. Lorraine reminded the group that there was also a conflict with the Rehoboth Beach Homeowners Assn who held their spring meeting on the same date.

Considering the holidays and everyone's calendar, the board chose Saturday, May 3, 2025, at 10:00 a.m. for the 3<sup>rd</sup> Meet & Greet. There will be a short business meeting beforehand at 9:00 a.m. in the Zellers pavilion at Stockley Park.

#### **Action Items:**

- All will review any paper goods & supplies from last year.
- Frank will get coffee and donuts & utensils from Dunkin Donuts.
- Bonnie will provide paper goods (plates, napkins & spoons)
- Susan will get flowers
- Lorraine & Susan will coordinate water, fruit, and cleaning supplies and purchase tablecloths if necessary
- Pat will bring a leaf blower
- Barry will send a Constant Contact blast

John made a motion to budget \$300 for expenses.

### **Yard Sale**

Frank explained that the decision was made at a previous meeting that Country Club Estates would host another yard sale in 2025, with timing to be coordinated with the City's bulk pick-up. With that in mind, the board confirmed April 26, 2025, (rain date, April 27<sup>th</sup>) from 9 a.m. until 12 noon, to coincide with the City's bulk pick-up that begins Monday, April 28, 2025, to May 2. Lorraine reviewed last year's planning notes, i.e. Honore Hoy headed the committee, developed the Cape Gazette ad that ran for 2 weeks before the sale, and provided suggestions for the participating properties. The budget was \$100.

John made a motion to budget \$100 to cover the ads in the Cape Gazette and any incidental supplies. Motion passed unanimously.

#### **Action Items:**

Lorraine

- Reach out to Honore about heading this year's event.
- Post the information on the website, include Honore's tips and a link to a map with better directions.
- Order 10 additional signs for placement at additional locations

Lorraine & Susan – sign placement

Susan – post the information on the community bulletin board

Barry – send a Constant Contact blast posting the date and asking attendees to respond for planning purposes.

## **NEW BUSINESS**

### **2025 Dues Mailing**

Frank wanted to discuss the upcoming 2025 dues collection and explore alternative ways of sending them and payment options. He received a suggestion from Barry that would offer those **who pay online** a reduced fee, i.e. \$15 versus \$20.

Lorraine presented last year's dues notice to allow everyone to review current text and see how any updates would play out. Bonnie thought we decided to do the collection via email and/or Constant Contact.

Much discussion ensued about the pros and cons of setting different fees, i.e. fairness, Wix updates, etc. The consensus of the board was that the fee would remain the same, whether online or by check.

The board set March 1 as the date when the first dues notice will be sent to all email addresses currently on file via Constant Contact, with "payment online" as the preferred method. Allowing for responses from the email blast, a subsequent paper mailing is scheduled for April 12, at 9:00 a.m. targeting anyone who has not paid.

### **Budget for 2025**

Frank questioned whether there were specific items that should be included.

John asked whether reimbursement had been made to the property owners who paid for the purchase and installation of the Little Free Library. Pat remarked that the Rehoboth Library does not list the Stockley Little Library location. Lorraine will check with the Library Director to insure that our location is listed.

Lorraine questioned whether donations need to be budgeted now, i.e. Rehoboth Library, Volunteer Fire Department, Historical Society, etc. The consensus was to table this until a later meeting.

### **Next Meeting Date**

Tentative May 3, 2025, at 9:00 a.m. – the Meet & Greet will follow at 10:00 a.m. There being no further business, the meeting was adjourned at 10:55 a.m.

Respectfully submitted,

Lorraine Zellers  
Secretary