

**COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION (CCEPOA)**  
**BOARD OF DIRECTORS MEETING**  
**November 4, 2023**

*Approved 01/20/2024*

President Frank Lacey called the meeting to order on November 4, 2023, at 9:05 a.m. at the Zellers home, 308 Stockley Street.

**Roll Call**

Board members present:

Frank Lacey, Lorraine Zellers, Pat Sykes and John Welch. Barry Brandt, joined via conference call. Bonnie Walker and Susan Wellener were absent. Frank stated that there was a quorum, and the meeting could proceed.

**Review of Minutes – September 9, 2024 & September 24, 2023**

Lorraine Zellers distributed the draft minutes for the annual meeting on September 9, 2023, and the regular meeting on September 24, 2023. She thanked Bonnie for taking the meeting notes at the annual meeting.

Barry had one correction in the annual meeting notes. John made a motion, seconded by Pat, to approve the September 9, 2023, annual meeting minutes with correction of the error noted. The motion passed unanimously. John reminded the group that final approval takes place at next year's annual meeting. They will be uploaded to the website as "proposed minutes for approval at the next annual meeting."

The minutes of the regular meeting of September 24, 2023, were reviewed. As there were no changes, John made a motion to approve, seconded by Pat and Barry. The motion carried. The minutes will be uploaded to the website.

**Treasurer Report**

Since Susan was not present, the Treasurer's report was waived.

**Committee Reports**

M&T Bank Update

Frank indicated that what he wanted to discuss was not really a committee report, but felt it was important that it be raised at today's meeting. He learned that the M&T account was about to go dormant due to inactivity. The teller noted that a deposit had to be made to rectify this situation. During the meeting, Barry was able to access M&T online and the account was reactivated.

Website

Lorraine reported that the website had been updated after the annual meeting with pictures and a short report of the day's activities, including a link to the city's new initiative, "Reach Out Rehoboth", and the traffic report presented by Chief Banks.

The minutes approved today would be uploaded. She asked for other suggestions to be posted, i.e., leaf collection, upcoming events.

## **OLD BUSINESS**

### Delinquent Properties Status Report

Barry reported a conversation with a property owner who reached out after receiving the first past due notice. The property was purchased after the 2020 dues assessment and the 2023 assessment was current. The previous owners were significantly delinquent, with prior notices going to them. The current homeowner was helpful in providing information to resolve the issue. Although Barry did not see a copy of the title search done by Ward & Taylor, the property owner indicated that his settlement documents showed the property as free and clear. When Barry contacted Ward & Taylor, he was told that there was a 3-year statute of limitations for HOA's.

The main question is why the title company missed the obligation to CCE when doing the title search. Frank's suggestion was that we meet with Ward & Taylor to get more information to ensure that this does not happen again.

A discussion ensued. John reminded all that the previous treasurer sent letters to title companies, realtors, reminding them that we were a HOA and dues were a requirement.

### 2<sup>nd</sup> Past Dues Mailing

Lorraine reported that the 2<sup>nd</sup> past dues notices were ready to go to 110 property owners who were in arrears. She reminded the group that we discussed dues at the annual meeting and indicated that a 2<sup>nd</sup> mailing would take place in the fall. It was moved and seconded that the mailing would be sent after today's meeting.

### Letters to Agents, Brokerage Firms, Title Companies

Pat presented a list of real estate brokerage firms title/settlement attorneys in the 19971 zip-code She offered to make a second list for the Lewes zip. Barry emailed a copy of the previous letter sent in the past that will be modified and sent to all the firms on Pat's list by regular mail. Pat suggested that the letters be "hand-addressed" thinking it would be taken more seriously. Frank offered to personally deliver the letter to each firm on the list.

### Spring Meet & Greet

Since last year's Meet & Greet was so well-received, Frank wanted to confirm a date for next year. Last year it took place after the regular meeting on April 15<sup>th</sup>. Tentatively this year's date will be Saturday, April 20<sup>th</sup> at 10:00 a.m. at the Tom Zellers Pavilion in Stockley Park following the regular meeting. Coffee and donuts will be provided; set-up and assignments will be discussed at the next meeting.

### Community Yard Sale

Lorraine reported that she reached out to Honore who volunteered to chair this event. She was not able to attend today but provided much needed advice, i.e., place an ad in the paper, pick two dates, one as a rain date. It was suggested at the annual meeting that the yard sale be scheduled in

conjunction with the city's annual bulk pick-up so any items not sold could be left out for city pick-up.

A tentative date for the yard sale will be April 27, and the rain date on April 28. The bulk pick-up takes place beginning April 29 through May 3.

Lorraine will contact Honore who agreed to serve as committee chairman. Bonnie agreed previously to serve as board liaison and Lorraine will help.

### **NEW BUSINESS**

#### Settlement Authority

Frank noted that John and Barry were listed as signatories on the M&T bank account, and it should be updated to include himself as President and Susan as Treasurer. John will step down as he is no longer an officer.

Lorraine made a motion, seconded by Pat, that the signatories on the M&T bank account be updated to include Frank Lacy as President, and Susan Wellener as Treasurer. Barry Brandt will remain as vice-president; John Welch will be removed. The motion passed unanimously.

#### Charitable Donations

Frank began the discussion to consider charitable giving options for next year, in place of or in addition to the library. Frank mentioned that the Fire Department is asking for donations for a new fire truck. Other items were the women's shelter that is being proposed. The discussion will continue.

#### Other Items

Delinquent properties – consider actions going to the city to stop issuance of a rental license for those who are outstanding.

What to do about rental properties who are renting individual rooms in Country Club Estates

Next Meeting Date - **Saturday, January 20, 2024, at 9:00 a.m.**

There being no further business, the meeting was adjourned at 10:27 a.m.

Respectfully submitted,

Lorraine Zellers  
Secretary