

COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (CCEPOA)
BOARD OF DIRECTORS MEETING
May 3, 2025

Approved 07/19/25

Call to Order

President Frank Lacey called the meeting to order at 9:07 a.m. on May 3, 2025, at the Tom Zellers pavilion at Stockley Park.

Roll Call

Board members present

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

Review of Minutes – February 1, 2025

Lorraine distributed the draft minutes for the regular meeting of February 1, 2025. There were no corrections. John W made a motion to approve them as written, seconded by Pat S . The board agreed unanimously.

Treasurer's Report

Susan presented the treasurer's report as of May 3, 2025. The report was accepted. She reported that more than 100 households had paid dues online or by mail. She did not expect any additional payments as a result of the Constant Contact notifications, so the board will proceed with a standard mailing to the remaining households. Notices will be mailed by May 5, 2025.

Susan then reported that one of the 3 CD's purchased for the association had matured and was rolled over for another year.

Committee Reports

There were no committee reports.

OLD BUSINESS

Dues Status / Delinquent Properties Status Report

Susan W reported that there was a positive response to the 2025 Dues Renewal email that Barry sent by Constant Contact with many more homeowners paying online. However, there was still almost \$5900 in outstanding dues. That figure included many of the same bad actors whose balances were outstanding at \$60, 80, 100 & 200.

Frank L proposed the idea of beginning enforcement action especially for the largest balance. The board agreed to this after some discussion. The board agreed to send a registered letter threatening legal action to the property owner in the hopes of eliciting a response either by payment or at least contact us to make payment arrangements. Further action, i.e., placing a lien, attorney involvement will require confirmation of our nonprofit status. Frank offered to draft the letter.

Lorraine discussed the feasibility of establishing a QR code for the association in the hopes of facilitating more dues payments online. Scanning the QR code would take homeowners directly to the online payment page. She reported that this was being used by the Friends of the Rehoboth Library with some success. She noted that there is a cost involved. She will research and bring it back to the board for further discussion.

Annual Meeting & Picnic

Frank indicated that the date has been reserved for the pavilion – September 6, 2025. He felt we already had a plan that has been working. After some discussion the board decided to continue with the same format and will order from Sunny Bay Cafe. Food choices will be the same, keeping the Greek pasta salad and eliminating the potato salad; we will purchase bagged chips from Costco or BJs. Barry will contact Sunny Bay for a quote for 80 attendees.

Further discussion will take place closer to the event.

Yard Sale

There were mixed reviews among the board as to whether the yard sale was a success and the feasibility of holding it next year. Despite a Constant Contact request to register, there were only 2 who responded beforehand and there was no real count on the day of the event. After discussion, the board asked Barry to send a Constant Contact request for feedback on the yard sale.

Little Library

Barry asked whether the check had been mailed to the property owners who funded the construction of the Little Library. Susan confirmed that they had been paid. Lorraine asked who would be responsible for checking that there were enough books. John recommended that all of us check from time to time, and to replenish it with some free books from library or thrift store.

Annual Meeting & Picnic

Barry said that we had a pretty good format for the Annual meeting and felt that the summer meeting would be short. After looking at our schedules, the board will meet again on July 19th. Bonnie raised the question of who will be up for election. Bonnie has decided not to re-up and felt that we should bring this up at the Spring Meet & Greet which follows today's meeting to potentially

recruit someone. Everyone needs to look at the election matrix so we can discuss at the July meeting

New Business

Dark Skies

Barry was asked to bring up the Dark Skies Program. Basically, it's an effort to direct lighting downward. It is coming up at the next commissioners' meeting and being proposed for Rehoboth Avenue and the Boardwalk.

Next Meeting Date

Next meeting will be on July 19, 2025, at 9:00 a.m. in the Tom Zellers Pavilion at Stockley Park. There being no further business, the meeting was adjourned at 9:50 a.m. because people were arriving for the Spring Meet & Greet.

Respectfully submitted,

Lorraine Zellers
Secretary