

COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (CCEPOA)

Board of Directors Meeting
(via Zoom) Saturday, February 5, 2022

President Barry Brandt called the meeting to order on Saturday, February 5, 2022, at 9:04 a.m. via Zoom

Present at the meeting were, Vice-president John Welsh, Lorraine Zellers, Secretary, Susan Wellener, Treasurer, Bonnie Walker, Director and Frank Lacey, Director.

The minutes from the October 10, 2021, meeting were reviewed; minor corrections were discussed. John W made a motion, seconded by Frank L to approve the minutes with minor corrections. The motion was approved unanimously.

TREASURERS REPORT:

President Brandt reported that the new Applied Bank account is finally complete. A treasurer's report was not available today due to difficulties in transferring the bank account from the former treasurer to the new treasurer. By way of background, Barry had been handling this account after Gary's resignation; he reported at the picnic that a new EIN number was obtained.

When he recently tried to add Susan W to the account, Applied Bank requested the annual meeting minutes and indicated that a new account was necessary. He has been working on this since October, but finally as of February 5, the records have been transferred to our new treasurer, Susan W. The current balance is \$6,464.96. He deposited 2 checks he received for 2022 dues. He ordered two ATM cards for Susan and himself. With the ATM cards, he felt there is no need to apply for an association credit card.

Lorraine Z discussed that the issue of dues for 2022 still had to be resolved. While the Board decided in October to keep the current rate at \$20, no decision was reached about collecting dues for the upcoming year. A discussion followed and the consensus reached that dues be waived again especially in view of the by-laws review and its outcome. John W made a motion to waive Association dues for 2022; seconded by Lorraine Z. Barry called the vote – all members present voted aye. The motion passed unanimously.

COMMITTEE REPORTS:

OLD BUSINESS:

Traffic Committee:

Chairman Frank Lacey reported that he and 2 members the committee (Ethan T and John T) met informally via telephone. He had a long conversation with John T about traffic. He has not been able to reach Chris G by email or phone.

They have some information about what they may or may not be able to do and numerous suggestions are being discussed. At this point, the committee does not feel an urgency because they plan to meet with Rehoboth Beach Police Chief Banks in the spring to discuss some of these things. The plan is for the committee to meet “in person” before then so the suggestions can be better explained and visualized. Barry reported that his wife, Karen B, has agreed to join this committee. Frank said they have a volunteer who is willing to have one of the electronic speed signs in front of his house. Another item discussed a tree bump-out – would serve 2 purposes: as a calming factor & also add trees to the community. Also wanted to discuss possibility of “seasonal” versus off season solutions.

Bylaws Review Committee:

Chairman Frank Lacey reported a difficulty in holding a meeting of the committee as members failed to respond to his phone calls and emails. Tom M has promised information, but so far that has not been forthcoming,

For that reason, Frank started his own review of the existing documents, particularly the restrictive covenants. He has established that the working copy would be the Restatement of the By-laws and Covenants dated December 2005 which are on the website. He felt some are antiquated and some have been superseded by the city. However, in his opinion, the Board is complying with the bylaws with one exception, i.e. that the association maintain an Environmental Review Committee. This committee is to be composed of at least 3 permanent residents of CCE. The board felt that this committee was dropped because the City took over its function making it irrelevant. Bonnie questioned whether an amendment could be made to abolish the committee, but Frank indicated that because it is a restrictive covenant, it would require approval by 60% of our members. Frank reiterated that the Board gets its authority from 3 spots -- besides the property records & restrictive covenants, it was established by the State of DE as a nonprofit. In his opinion, we can do anything that is legal within the corporation, i.e. assessment of fees, dues etc. however he would like to have more input from the 2 committee members who are DE attorneys.

Lorraine Z felt that the most important task for the committee is highlight those items in the bylaws that should be removed/changed/alterd for review by our members.

She questioned whether the Board should review his working copy of the bylaws with his highlights. Frank said that he could put together a letter outlining the issues raised at the annual meeting and send what he is working from to the rest of the board to suggest changes. Bonnie asked whether Frank had the two amendments that were approved at that time and will send her copies to him.

Frank’s plan is for his committee to Review the bylaws to see if they are too onerous – these can be changed, but , the covenants cannot.

Barry recommended that Frank make another attempt to contact and meet with others. If there is no response, Frank should document and move forward. Those who do not respond would then be removed from the committee and this would be reported at next year’s annual meeting.

CDP:

President Brandt reported that he was approached by the Planning Commission look at the CDP for CCE. Barry & John were part of the initial interview process. He reviewed this material and submitted comments and felt that the CDP draft accurately captured most of their comments. He made a copy available to the Board. No further action will be taken at this time. There will be another round for comments before final approval.

Picnic:

The 2022 Annual Picnic will be held on Sept 10, 2022. No changes from plans outlined in the previous minutes were made. Catchers will again cater the event as they did a good job.

Newsletter/Website:

The Spring newsletter will be deferred until late spring or early summer after information becomes available from the Traffic and By-laws Committees.

Lorraine reviewed the website and data is missing and outdated. She is willing to work on this but what should be included, i.e. minutes, agendas, old newsletters? Lorraine will review what she has and check with John & Barry for missing pieces.

Clear Space & Rehoboth Grand:

Barry reported that no new information regarding Clear Space and the Rehoboth Grand Hotel is available since October. The Board of Adjustments has approved the Belmoor Hotel FAR from to 2.0 from 1.0. The approval process has now moved to the Rehoboth Planning Committee.

NEW BUSINESS:

Trash/Recycling:

The Trash pickup schedule has changed as reported in the meeting Agenda. Will be billed quarterly, will sync yard waste with the recycling, every other Wed.

Bulletin Board.

Susan Wellener and Lorraine Zellers will work on improving the Bulletin Board.

The next meeting of the Board will be Saturday, April 30, 9 a.m. on Zoom. Barry will set up the Zoom. Motion to adjourn was made by John W, seconded by Frank L at 10:02 a.m.

Respectfully submitted,

Lorraine Zellers, Secretary &
Bonnie Walker, Director