

COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION  
ANNUAL MEETING

September 10, 2022

*Proposed Minutes – approved Sept 9, 2023*

Having given written notice as to the date, time and place of the annual meeting delivered to association members via first class mail to the addresses recorded with the City of Rehoboth Beach, the 2022 annual meeting of the Country Club Estates Property Owners Association was called to order at 11:10 a.m. at the Grove Park pavilion on Saturday, September 10, 2022, by Board President, Barry Brandt.

The meeting began with the Pledge of Allegiance.

**Welcome & Introduction of Board Members.**

President Brandt introduced the Board members: himself, Board Secretary Lorraine Zellers, Board Treasurer Susan Wellener, and Director Bonnie Walker. Vice President John Welch and Director Frank Lacey were absent.

**Quorum.** Vice-President Brandt welcomed all to the meeting and noted that there was a quorum of Board members present. There were also almost 60 association members present.

**2021 Minutes**

Lorraine Zellers presented the minutes of the 2021 Annual Meeting. Virginia Daley made a motion seconded by Jane Myers, to approve the minutes, as presented. The motion was approved unanimously.

**Committee Reports**

**OLD BUSINESS**

**A. Communication Committee**

Website

Lorraine announced that the CCEPOA website (www.ccepoa.org) has been updated. Minutes of all regular and annual meetings through 2017 are uploaded. Due to space issues and interest, the board decided to only upload the annual meeting minutes from 2016-2010. In addition, the revised by-laws that the board approved on August 20, 2022, are available including the previous version of the by-laws showing the revisions. Going forward, we will update the website to include information that will be helpful to the CCE community. She asked homeowners to suggest what other information would be helpful. She asked all present to view the website and bring additional suggestions to us.

**B. Finance Committee**

Treasurer's Report

Susan Wellener presented the Treasurer's report for 2022. She reported that CCEPOA has 2 bank accounts, M&T and Applied Bank with the following balances:

Applied Bank	\$5,734.16
M & T	<u>\$3,810.33</u>
<b>Total Cash Balance</b>	\$9,544.49 (as of 8/31/22)

*\*(A copy of the report will be posted on the website)*

In addition, she reported that since the M&T funds have been more or less dormant, she is investigating the purchase of a CD with those funds to hopefully earn a little interest.

#### 2023 Dues

She noted that annual dues had been waived for 2021 and 2022 due to Covid-19 so there hasn't been much activity. She indicated that dues will be reinstated for 2023 and the assessment per household would remain at \$20. Dues notices will be mailed by the end of March 2023.

Karen Brandt made motion to approve the treasurers report, seconded by Joe Melloni. The motion carried unanimously.

### **C. By-Laws Committee**

President Brandt reviewed the background for this committee and explained that questions were raised by homeowners at the 2021 Annual Meeting. At that time, the Board was tasked to establish a committee to review the Bylaws and make recommendations for changes.

Frank Lacey chaired the committee and, along with Mark Schultz and Fritz Schranck, worked throughout the year. They reviewed both the by-laws and the covenants. Barry explained that the covenants were established in the 1960's when this development was formed and are attached to our deeds. Basically, they controlled how you built, colors chosen, reviewed building plans etc.

The committee also met with the code-enforcement officer and discovered that everything the covenants were doing in the 60's is now covered by city's building and zoning codes. One important point arose during their review, i.e. to change the by-laws requires a 60% approval of *every* homeowner. The committee felt that this was not achievable nor was it feasible to try to change every deed. With that in mind, the committee decided to concentrate on the by-laws which can be easily amended by the board.

Frank presented the committee's recommendations to the board in August. The board reviewed the committee's recommendations and reasoning and subsequently, adopted the revised by-laws at its meeting on August 20, 2022. Several copies of the clean and revised by-laws were available at today's meeting and will be posted on the website.

Barry went on to cite the major changes and explained that the section of the Bylaws related to the Covenants on each property are enforced by the City of Rehoboth and no longer under the jurisdiction of the CCEPOA.

The major changes are as follows:

1. The elimination the obsolete environmental committee and allow the president to form committees as necessary. As stated previously, the environmental committee reviewed building plans, which is now under the City's jurisdiction
2. Clarification of the terms of the board members – every board member serves 3 years, rather than keep a rotating schedule
3. Inclusion of specific language that allows the board to make gifts/ contributions for projects which enhance the community or the city of Rehoboth Beach. He asked homeowners to suggest projects they would like to see funded.

### **D. Traffic Committee**

At last year's annual meeting, the Board was also tasked to establish a committee to discuss traffic issues in the community, particularly on Munson & Hickman Streets, and offer solutions.

Frank Lacey agreed to head this committee which consisted of Chris Galanty, Ethan Thomas and John Tourney. They met via email & phone and walked the neighborhood to come up with solutions specifically for Munson & met with appropriate city officials.

Chris Galanty was specifically recognized today for his work on the traffic committee and for bringing our issues to the city's Streets and Transportation Committee. Some of the suggestions included posting speed signs on streets with excess traffic, adding a speed indicator sign, installing "silent policemen", putting double lines on Munson, painting boxes around driveways to make the street appear narrower.

Barry reported that the traffic committee will remain in force and asked for ideas and/or volunteers who wished to participate.

## **NEW BUSINESS**

### **A. Property Committee**

#### Properties Research in CCE

Barry reported that he has been on the Board since 2010 and explained that there has always been a confusion with a few properties that were or were not in CCE. John Welch volunteered to look into this.

The lots in question were:

Lots 2-8 on State Road, (102-114 State Road)

Lots 9-16 on Country Club drive, (249-263 Country Club Drive)

Lots 48-51 on Scarborough (103-107 Scarborough)

John Welch researched the deeds of the properties where there had been an ongoing question as to their inclusion in Country Club Estates. He discovered that there were some lots which were removed by the builder in the 60's as the community was being developed and then put back in the 70's. This information is in the deeds records. The addresses on Scarborough were never included.

Based on John's findings, the Board sent invitations to the annual meeting to homes on Country Club Drive, State Road, and Scarborough that were previously omitted. Barry welcomed them today and apologized for past exclusions.

#### Clear Space & Rehoboth Grand update

Barry reported that Clear Space has removed its plans to develop on Rehoboth Avenue. As far as Rehoboth Grand – zoning problems are still present, no further update.

### **B. Board of Directors Elections**

Barry reported that there were no other nominations received. As Lorraine Zellers was the only nominee, the slate was approved. Lorraine was elected to a 3-year term beginning October 2022. There remains an open seat on the board and Barry encouraged those present to consider volunteering as a director.

## C. Guest Speakers

### Presentation by City Mayor Stan Mills

He began with a comparison between this summer and last summer and the difficulties with staffing last summer due to COVID. Typically, the city has 90 full time and 120 +/- summer seasonal employees - he was happy to report that the city is now at full complement and doing well.

He explained that parking is City's biggest revenue source, comprising almost one quarter of our budget. The City had a successful summer season with revenues from parking well above projections.

He reported on ongoing pending legislation:

- The Tree Code which began an overhaul almost 10 years ago to make it more workable is now finally almost at its completion.
- Outside dining patios – proposed legislation to increase the size of an outside patio from 750 to 1000 sq. ft. A public hearing was to be held on September 16.
- Outdoor dining on public space (sidewalks) was instituted during COVID. The City is looking to codify a policy currently in effect to continue outdoor dining *without* using pedestrian pathways or sacrificing parking.
- Parking issues – timing, fees, fines, permits - are being discussed by the commissioners.

He encouraged all present to attend city meetings and hearings to ensure their voice is heard. City meetings and hearing are also available for viewing online at the time of the meeting and are recorded for future viewing.

He discussed several ongoing city projects, namely:

- The Wilmington & Baltimore Avenue Street Scape project.  
It will soon be underway and will take approximately 3 to 4 years to complete. It will include the 1<sup>st</sup> & 2<sup>nd</sup> blocks of Baltimore & Wilmington and connections on Frist & Second Streets. A task force has worked to develop criteria, i.e. pedestrian safety, wider sidewalks, etc. This will be a multi-year project and costs are estimated at 24 million, with possibly another 9 million to underground the utilities. There is momentum now with DelDot.
- Lifeguard Station upgrades on the Boardwalk at Baltimore Avenue  
The Beach & Boardwalk Committee received a request from the lifeguards for an elevated observation post to better enhance safety of our beachgoers. There is a design now in place to improve that lifeguard station, to underground the utilities and include a 2<sup>nd</sup> floor with a deck. Timing is good because Grotto has plans to construct a new hotel (One Rehoboth) that will extend from the former Dolle's location over to Baltimore Avenue. He hopes to marry both projects
- Infrastructure upgrades are underway to the wastewater treatment system, water mains are being replaced incrementally on different streets, old terracotta pipe being replaced with PVC.
- Inventory of Water Service Lines

The City is also under a mandate by EPA to inventory all water service lines either on public or private property that contain lead and replace them. City has sent a letter all residents to that effect – will need to have access to basement or crawl space. (add link)

- Pedestrian Safety Project -State Road & Munson  
There is a project to upgrade pedestrian safety on State Road & Munson. Phase 1 will include bump outs and crosswalks. Phase 2 includes sidewalks on the parallel side of the street.
- Offshore wind projects are eminent - a special meeting to be held on 9/27
- New city manager search – round 1 complete, proceeding to round 2.
- City meetings and hearing are available for viewing at the time of the meeting and are recorded for future viewing.

In closing, he mentioned several commercial projects in various stages of planning, namely., Bellhaven, One Rehoboth, Jam & Eden are being torn down in 1<sup>st</sup> block of Baltimore Street to make way for expansion of the Sands, and Rehoboth Grand.

#### Presentation by Chief of Police Keith Banks:

The Chief echoed the mayor's comments about staffing and recruiting issues for seasonal officers. He stated that the major issue has been high housing costs which run about \$26,000 for 3 months for rentals as far out as Pot Nets.

He reported that Rehoboth is a safe area with few complaints. From Jan 1 – through Sept 9 in Country Club Estates, there were about 34 complaints this year: 14 public assists, 6 false alarms, 5 noise complaints, 3 animal complaints, 2 parking and 2 suspicious vehicles/persons, 2 domestics and one theft. He also reported a road rage incident which started out of town but ended in Country Club Estates. There was one burglary in December which was solved, (kids broke into a residence). Many times, officers find that something has been left open and people help themselves.

As far as traffic, Country Club Estates is a very safe area – there were 3 vehicle crashes , 2 property damage 1 personal.

He emphasized that traffic in Country Club Estates, specifically on Munson and Hickman, is always being evaluated and methods of calming traffic are sought. He has had more enforcement this year and overall, officers issued 63 traffic citations, consisting of 26 stop sign violations, 21 speeding, 2 reckless, 1 DUI, 4 no insurance, 3 suspended.

There is definitely a “volume” issue on Munson especially on a rainy day. A speed camera was installed between 5/27-5/31 and recorded over 10 K vehicles in ten days on that roadway; however, this was a holiday weekend. He repeated the count the weekend of 6/10-13 at 2K ; and repeated again about 21K.

The traffic committee did meet with the Chief and he subsequently budgeted for 2 speed signs. The difficulty is finding a place for them. He stated that yellow lines will be painted on Munson hopefully in the fall.

The Chief also introduced a new program Neighbors by Ring – and left information (website)The chief also encouraged homeowners to contact him with any issues and provided his personal cell phone 302-542-2997 for the minutes and encouraged all present to feel free to contact him directly.

Questions from the floor:

Lorraine discussed that residents can sign up for *Lines in the Sand*, the City email newsletter prepared by the City's information officer. There will be a link on the website.

Lorraine questioned whether outdoor dining has presented any increase in noise complaints. The mayor reported that there was one issue affecting Country Club Estates and the city has been working with that business to address it. Overall, noise has not been an issue as there are rules mandating size, no wet bars, no music, no live shows, no speakers from the inside projecting outside.

A few homeowners asked for suggestions for help with sidewalks. Barry stated that the board had researched a contractor for the community, but that did not pan out. Lorraine indicated that she had contacted the city's streets department and received a name for a concrete cutting contractor.

Barry thanked our speakers.

**Upcoming Meetings**

The date for the 2023 Annual Meeting – will be Saturday, September 9, 2023 at 11:00 a.m. at Grove Park.

The next meeting of the Board of Directors will be Saturday, November 5, 2022 at the Zellers Pavilion, weather permitting. Officers for the 2022-23 term will be elected at that meeting.

A motion was made to adjourn the meeting at 12:40 p.m. at which point lunch was served.

Respectfully submitted,

Lorraine Zellers, Secretary  
Bonnie Walker