

# COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION

## ANNUAL MEETING

September 7, 2013

### *Proposed Minutes*

Having given written notice as to the date, time and place of the annual meeting delivered to association members via United States Postal Service first class mail to the address recorded with the City of Rehoboth Beach, the 2013 annual meeting of the CCEPOA was called to order at 11:05 a.m. in the pavilion at Grove Park, Rehoboth Beach on Saturday, September 7, 2011 by Secretary Gary Glass.

**Introduction of Board Members.** Secretary Glass introduced the Board members present: himself, Vice-President Ann Stellmann, Treasurer Charlie Browne, Director Barry Brandt and Director Drew Woodall. He explained that President Tom Zellers and Director Enrique Gomez had family commitments today.

**Quorum.** Secretary Glass welcomed all to the meeting and noted there was a quorum with five Board members present.

The Secretary Glass reported there was no correspondence. He extended a special thank-you to Directors Stellmann and Browne for their hard work organizing the annual meeting and picnic. Approximately 60 members were in attendance, plus two invited guests: Rehoboth Beach Police Chief Keith Banks, and Rehoboth Beach City Commissioner Stan Mills.

**2012 Minutes.** Secretary Glass presented the minutes from the September 8, 2012 annual meeting. A motion to approve the minutes was made by member Pal Littleton, Laurel St., and seconded by member Jim Gonedes, Munson St. The members approved the minutes without objection.

### **Committee Reports**

#### **A. Finance Committee**

**1. Treasurer's Report.** Treasurer Charlie Browne circulated the financial statements and summarized the balances. He highlighted that the Board approved donations of \$750 to Main Street for the July 4 fireworks, \$500 to the Rehoboth Beach Museum, and \$300 to the Sea Witch Festival. He also explained that the Board approved an increase in the annual dues from \$10 to \$20, so that the Association can continue to be able to make donations to causes that benefit the neighborhood, such as these and the recent improvements to Stockley Park. Member Pal Littleton moved to accept the report, seconded by member Jim Gonedes, and the report was accepted without objection.

#### **B. Properties Committee.**

Old Business

**1. Speeding on Hickman Street.** Director Barry Brandt explained that the Board voted to petition the Streets and Transportation Committee for a stop sign on Hickman Street at the intersection with Stockley Street. However, the Committee tabled the proposal, based on an objection from an affected homeowner and on Police Department data collected in 2012 that did not show a significant

speeding problem. In the Committee and in the Board of Commissioners there was discussion of speed bumps, stop signs and other traffic calming measures, but no action was taken. Member Steve Stentel of Country Club Drive stated that he witnesses a drag race on Hickman Street one night this summer. Member Jim Gonedes suggested the Board and the City try a “fake pothole” – a product that is laid on the street and appears to be a large pothole. Member Jacqueline Ferris of Hickman Street supported a new stop sign on Hickman at Stockley Street. Member Carol Popham of Hickman Street asked Chief Banks to start running radar more frequently on Hickman so that it gets the same reputation of a speed trap as Columbia Avenue.

**2. Silver Lake.** Secretary Glass explained that DNREC is once again studying options for dredging the west end of the lake, after they received only one bid last winter that far exceeded the budget. One option is that, instead of hauling sediment away, tubes of the sediment would be used to shore up the lake bank. DNREC plans to put the project out for bid again in this fall. Glass highlighted that a public meeting is scheduled for October 5 to discuss the sediment removal and the issue of the ownership of Silver Lake. Interested members should look for notices about the time and location.

**3. Lake Buffers.** Director Brandt explained that the Board of Commissioners approved the proposal from the Planning Commission to establish a 10’ bank stabilization and no-build buffer around all City lakes.

**4. Bicycle and Pedestrian Plan.** Director Brandt highlighted that the City’s bicycle and pedestrian plan has been in place for two summers, and appears to be working. Members will have noticed the signs in the neighborhood and the chevrons painted on the streets for bicyclists.

#### New Business

**1. Property tax re-assessment.** Secretary Glass advised that the City has engaged a contractor that is studying how to implement the property tax re-assessment. The City’s objective is not to raise overall revenue, but to apportion property taxes more equitably. It is not known when the study will be complete and the new taxes assessed.

**2. Painting of stop lines, curb lines and driveway boxes.** Secretary Glass highlighted that the City completed in the spring. Going forward, the City will no longer paint driveway boxes, and the rule remains that a property owner or occupant is allowed to park in the space in front of their own driveway, as long as they have a parking permit during the summer.

**3. Street repairs.** Secretary Glass explained that the City completed this summer repairs of potholes and sinkholes. The City also cleaned street signs and applied a protective coating to enable easier removal of graffiti.

**4. Stockley Park and playground.** Director Stellman invited members to enjoy the improvements that were added last year in Stockley Park. This is a wonderful amenity for the neighborhood, which is maintained by the City.

#### C. Recreation Committee

Director Stellman reported that the next annual meeting and picnic will be September 6, 2014.

## Election of Directors

Secretary Glass explained that there are three vacancies on the Board. Request for nominations was mailed to members and no nominations were received. The three Directors have agreed to serve another term as follows: President Tom Zellers—2 years; Vice President Ann Stellman—2 years; and Enrique Gomez—2 years.

## Other Business

**1. Presentation by Chief Banks, Rehoboth Beach Police Department.** Chief Banks summarized the City's crime statistics and trends, and highlighted that overall crime is low and falling, but there has been an increase in drug-related crimes just outside the City limits, along the Forgotten Mile and Rehoboth Avenue Extended. There has been a real increase in heroin use in the area. Complaints and incidents are down 6% this year, burglaries in the City are down 42% but are way up outside the City. Most burglaries are off front porches, and people are encouraged to lock all valuables inside the house. Drug arrests in the City are down 12% but up outside of town. Within the City, the biggest concern remains domestic incidents, especially alcohol-related. Drunk driving is also a major concern, and the Police Department has been working with ABC and with businesses to stop over-serving of patrons. Chief Banks also highlighted that Office of Highway Safety is asking for strong enforcement of bicycle violations, so people should remember to stop at stop signs and traffic lights.

Member Bill Bennett of Scarborough Avenue asked about enforcement of the noise ordinance against large rental houses. Chief Banks encouraged people to call the police about noise at night, especially after 11pm. The problem with houses that rent by the week is this week's renters will quiet down after a visit from the police, but next week's renters haven't got the message yet. People should feel free to call the police every time they are bothered.

**3. Neighborhood Watch.** City Commissioner Stan Mills gave a presentation on the Neighborhood Watch program. He urged members to sign up for the e-mail bulletins and notification. Det. Sullivan provides weekly reports from the Police Department. He also encouraged people to photograph and engrave their valuables, which aids the police in identifying recovered property. Member Rick Mowrey of Scarborough Avenue asked whether the Police Department wants to be notified when homeowners go away for an extended period. Chief Banks explained that people should email him or Det. Sullivan and they will put a note in the CAD system.

## Owner's Comments and Questions

Member Fred Schranck of Hickman Street suggested that the Board give a commendation to retiring City Manager Greg Ferresse.

**Adjournment.** Member Pal Littleton moved and member Jim Gonedes seconded to adjourn the meeting, which was approved without objection at 12:15 pm.

Respectfully submitted,

/s/

Gary A. Glass  
Secretary