

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING

September 12, 2020

Proposed Minutes

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 address recorded with the City of Rehoboth Beach, the 2020 annual meeting of the CCEPOA was called to order at 11:03 a.m. in the pavilion at Grove Park, Rehoboth Beach on Saturday, September 12, 2020 by President John Welch.

Introduction of Board Members. John Welch introduced the Board members present: himself, Treasurer Gary Glass, Director Carol Popham, and Director Bonnie Walker, and Director Lorraine Zellers joined by telephone.

Quorum. John Welch welcomed all to the meeting and noted there was a quorum of Board members present. Approximately 7 additional members were in attendance.

2019 Minutes. Patricia Sykes made a motion, seconded by Margaret Huxtable, to approve the minutes from the 2019 annual meeting. The motion was approved unanimously.

Committee Reports

A. Finance Committee

1. Treasurer's Report.

Gary Glass

- Gary Glass reported that 2020 dues collections are going well. Compared to a few years ago when over 60 properties were severely delinquent, only about 6 properties are severely delinquent currently.
- Bank balances as of July 31st 2020
 - Applied Bank \$6,428.58
 - M&T Bank \$3,812.03\$10,260.61
- **Community contributions:**
 - Gary Glass explained that with the ongoing pandemic, community contributions will be greatly reduced this year. In addition, IRS regulations governing HOAs require that expenditures should directly benefit the HOA and members. Accordingly, the Board is making a deliberate effort to identify contributions to directly benefit the CCEPOA community. He mentioned the Sea Witch festival as an example of an event that benefits such a broad range of citizens, businesses and visitors that in future he would recommend not contributing CCEPOA funds to suchJ event. He encouraged members to suggest ideas for contributions to more directly benefit CCEPOA members.

The Board suggested the idea of having a spring event such as the Fall picnic. The members were receptive to the idea of a spring event.

- On a motion from John Huxtable, seconded by Carol Popham, Director, the Treasurer's Report was accepted without objection.

B. Property Committee.

Bonnie Walker/John Welch

1. **Sidewalk Safety.** Bonnie Walker explained that she met with a contractor and walked the neighborhood identifying about 100 sidewalk squares that are not level and should be repaired. The contractor estimated that to grind down a square would about \$50 per square, and to replace a square costs about \$10 square foot, based on a contract to do the entire neighborhood. A member asked whether the association would be liable if it contracted to do this work. John Welch and Gary Glass clarified that the Board does not envisage that the association would enter into the contract. The Board is seeking to assist homeowners to identify contractors and pricing, and is considering financial assistance to homeowners to help with some of the cost. The Board will continue looking into this and will distribute further information to all homeowners.

A motion was made by John Huxtable, seconded Frank Lacey, to send out a letter to all member regarding the final proposal to determine interest, was accepted without objection.

2. **Canopy – planting of trees.** John Welch discussed that the Board is seeking to encourage homeowners to plant more trees in Country Club Estates and also to encourage the City to plant more street trees in the neighborhood. The Board is considering financial assistance to homeowners as an incentive.

3. **Cross Walks.** John Welch explained that the Board is encouraging the City to paint crosswalks in Country Club Estates. The City is supportive but because regulations require an ADA-compliant curb cut wherever there is a crosswalk, crosswalks will only be installed after the City makes more progress installing curb cuts, which is proceeding slowly due to cost.

- **Storm water management.** John Huxtable brought up the problem of storm water management, and that in a recent storm the City had to block of State Road between Hickman St. and Munson St. due to flooding. Gary Glass relayed that homeowners along Scarborough Avenue have similarly complained of flooding during heavy rainfall. He asked the members how would they feel about the Board becoming more politically active with the City to press for solutions to issues such as this. Members supported the Board being more active on the storm water management issue, but suggested that for other issues the Board should take it slow and seek broad support from homeowners.

- **Speeding.** Members expressed concern about speeding vehicles on Hickman St. and Munson St. Carol Popham explained that members of the Board have raised the speeding issue many times with the Mayor, other Commissioners, the City Manager and the Chief of Police. However, Mayor Kuhns had indicated his opposition to more ticketing of speeders because he did not want the City to get a bad reputation with visitors. The Board will continue to reinforce the concern about speeders with the City.

C. Communications.

John Welch

- John Welch discussed that the Board will seek to prepare 2 to 3 newsletters per year, similar to the newsletter distributed this summer with the annual dues notice. These will be posted on the website - **ccepoa.org** – and included in mailings to members. The newsletters will focus on the development, planning and zoning issues affecting the neighborhood, as well as other matters of interest.

A motion was made to prepare and mail out 2 to 3 newsletter yearly by John Huxtable and seconded by Margaret Huxtable, was accepted without objection.

New Business

- **Street light poles.** Carol Popham explained that the Lorraine Zeller, Director, has a contact person at Delmarva Power to address any needed replacement of rusted or damaged street light poles. She invited members to bring any poles of concern to the Board's attention. She also noted that the Board would like to pursue more attractive street light poles for the future.
- **2021 Annual Meeting and Picnic.** John Welch noted that the next annual meeting will be held on September 11, 2021.

Election of Directors

John Welch

John explained that there are three vacancies on the Board. Request for nominations was mailed to members with the annual meeting notice, and no nominations were received. Bonnie Walker and Lorraine Zellers had been appointed by the Board to fill vacancies that occurred during the year. They as well as Drew Woodall have agreed to continue to serve. Following a motion by Frank Lacey, seconded by Carol Popham, Director, these three directors were unanimously elected to serve a two-year term.

Adjournment. On a motion by Frank Lacey, seconded by Patricia Sykas, was accepted without objection and the meeting was adjourned at 12 noon.

Respectfully submitted,

/s/

Carol Popham and Lorraine Zellers