

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING
September 10, 2016

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 2016 annual meeting of the CCEPOA was called to order at 11:08 a.m. in the pavilion at Grove Park, Rehoboth Beach on Saturday, September 10, 2016 by President Tom Zellers.

Introduction of Board Members. Secretary Gary Glass introduced the Board members present: himself, President Zellers, Vice-President Drew Woodall, Treasurer Charlie Browne, Director Barry Brandt and Director Susan Gay. Director Russell Keys was absent.

Quorum. Tom Zellers welcomed all to the meeting and noted there was a quorum with six Board members present. Approximately 60 members were in attendance, along with three invited guests: City Manager Sharon Lynn, Police Chief Keith Banks, and City Commissioner Stan Mills.

2015 Minutes. Gary Glass presented the minutes from the September 12, 2015 annual meeting. A motion to approve the minutes without reading was made by member Jim Gonedes and seconded by John Welch. The motion was approved unanimously.

Committee Reports

A. Finance Committee

1. Treasurer's Report. Treasurer Charlie Browne circulated the financial statements and summarized the balances. He explained that income is up nearly \$2,000 because about 25 properties had been behind in dues until this year; the Board did not have correct mailing addresses, but now the addresses are up to date. He noted that the main expenses apart from the annual picnic and the annual meeting mailings are donations which the Board has approved for the Rehoboth Beach Library, the Historical Society, the July 4 fireworks, the Immanuel Shelter, and the Sea Witch Festival. On a motion from Gerry Moore, seconded by Jim Gonedes, the Treasurer's Report was accepted without objection.

2. Community contributions. Director Susan Gay distributed a handout of 16 benefits of membership in CCEPOA. She summarized that for their \$20 annual dues, the Association makes significant contributions to important community resources such as the Library, the Board has for years lobbied for the upcoming of Silver Lake and beautification of the Lake and the Stockley Park, the Board has worked with Delmarva Power to replace deteriorating street light poles throughout the neighborhood, and the Board has worked with the City for mosquito controls. She noted that residents in the adjacent Schoolvue neighborhood have inquired with the Board about joining CCEPOA, because of the benefits of membership. A member asked about item #14 on the handout, regarding Delmarva Power installing energy saving devices on HVAC without the homeowners' permission. Tom Zellers explained these were devices on HVAC equipment specifically, and unrelated to the

“smart meters” that everyone has been getting. He observed some of these HVAC installations on Hickman Street and contacted the homeowners who confirmed they had not requested them. He contacted Delmarva Power, which confirmed it was a mistake and removed all of the devices.

B. Properties Committee.

Old Business

1. Silver Lake sediment removal. Tom Zellers informed the members that the sediment is due to start in September according to DNREC. Sediment interceptors have been installed and functioning for several years at Laurel Street and at Stockley Park to control re-sedimentation.

New Business

1. Silver Lake outfall. Tom Zellers explained that DNREC has requested bids to repair and extend the outfall pipe between Silver Lake and the ocean. This will help control the water level of the lake.

2. Winter water precautions. Tom reminded members that last winter there were numerous incidents of burst water pipes. He distributed pamphlets for products to detect water leaks and automatically shut off water to the house.

3. Delmarva Power annual tree give-away. Tom informed members that Delmarva Power will give away approximately 1350 trees again this year, probably around March. Members should look for the offer in their monthly bill. The City Arborist is a good resource to discuss tree species selection and placement before you order a tree.

4. Call Delmarva Power before digging. Tom reminded members to call 811 before any digging in their front or back yard, including just a garden, because the utilities are buried in Country Club Estates. Delmarva Power will mark underground electric wires at no cost.

5. Termite detection. Tom provided pamphlets for termite stakes, which are sold locally including at Lowes and Home Depot. There definitely are termites in Country Club Estates, and the stakes with pop-up indicator are an easy way to find out if you have them on your property. Although the stakes will kill some termites, you might want to consider an exterminator.

C. Recreation Committee

Tom Zellers thanked Charlie Browne and other Directors for their work organizing the annual meeting and picnic. He reported that the next annual meeting and picnic will be September 9, 2017.

Election of Directors

Tom explained that there are three vacancies on the Board. Request for nominations was mailed to members on about August 13 and no nominations were received. The two of the incumbent Directors have agreed to serve another term—Susan Gay and Russell Keys. Treasurer Charlie Brown has indicated his desire to retire from the Board after many years of dedicated service. Therefore, the Board invites expressions of interest from any member who is willing to serve on the Board. On a

motion from Pal Littleton, seconded by Jim Gonedes, the members unanimously approved Susan Gay and Russell Keys for another term.

Other Business

1. Presentation by City Manager Sharon Lynn. The City Manager discussed that the City was lucky to that Hurricane Hermine weakened and turned away from the coast this month. She urged members to sign up on the City's home page to receive Code Red alerts to their cell phones. She did two emergency messages last week during the storm, and it is an important way to communicate in an emergency.

Ms. Lynn highlighted the progress on the City Hall project, which is an \$18 million project on schedule for completion in July 2017. Everyone is invited to a beam signing ceremony on Thursday, September 22 at 11am. The new City Hall will have state of the art technology and provide the functionality that Rehoboth Beach residents deserve. The Police Department will for the first time have an appropriate lock-up facility.

Speaking of the Police Department, Ms. Lynn noted that in her 40 years of public service including 20 years, she has never worked with a better Police Department. Probably 95% of criminals are arrested.

The wastewater ocean outfall project has been underway behind the scenes for over a year, with permitting proceeding through DNREC and the Army Corps of Engineers. On Wednesday, October 19 at 6pm there will be a public workshop at the fire department, where DNREC and City engineers will be presenting. On Thursday, November 15 at 6pm there will be a required public hearing at the elementary school.

Ms. Lynn drew attention to the Lake Avenue streetscape project that will commence on September 26 and complete before Memorial Day. The improvements are funded 20% by the City and 80% by the federal government through DelDOT. The street will be one-way during construction and there will be a construction staging area where Lake Avenue meets Olive Avenue.

There will be a Commissioner's workshop on October 11 to discuss the ongoing dialogue with DelDOT and other state officials about the safety of bicyclists and the Junction-Breakwater Trail.

Also on October 11, the Commissioners will resume discussion of the trash ordinance enacted last spring. The pilot project for concierge service has worked well, and observance of the ordinance has been good, with notably fewer trash cans in the streets and sidewalks during the week.

Member Jim Gonedes commented that he disagrees with the prohibition against putting black bags out when he leaves town on Saturday or Sunday. Property owners are already paying trash fees, and should not have to pay twice for concierge service. Joan Kaufman commented that neighbors should help each other out. She is more than happy to put out her neighbor's cans and put them back. Carolyn Weis commented that she does not want to have to burden her neighbors with her trash. Another member asked why the City does not have Saturday or Sunday trash pick-up in the neighborhoods during the summer. Pal Littleton commented that it is Ms. Lynn's job to enforce the ordinance passed by the City Commissioners and it is unfair to look to her to solve the problems created by the ordinance.

Ms. Lynn acknowledged that many residents have concerns about the ordinance and it is her job to ensure that things go as smoothly as possible. She is working with staff to propose alternatives and solutions to the City Commissioners, and would urge everyone with concerns to come to the public meetings, which are the best forum to work through the competing factors involved. In the past, the City has been cited by the state because the public works yard became a dumping ground, and there is the same concern about bringing back the recycling center that was removed for the City Hall project.

City Commissioner Lorraine Zellers added that all of the concerns that have been raised today were debated by the Commissioners before they enacted the ordinance in the spring, but they will revisit the issues again in the workshop on October 11. Although trash cans on the streets and sidewalks has not been a big problem in Country Club Estates, it has been a major problem in other parts of the City.

In response to other comments, Ms. Lynn acknowledged that the cleaning of the lady's rooms near the Boardwalk has not been acceptable, due to very high volume of use. The company responsible for the cleaning is very reputable and has been doing the work for 10 years, but the volume has been overwhelming this summer. Regarding ADA compliant sidewalks, the City has a street plan to do the curb cuts year by year, and recently several of the intersections in Country Club Estates have had new curb cuts installed.

2. Presentation by Chief Banks, Rehoboth Beach Police Department. Chief Banks summarized the crime statistics for the past summer, and noted they were mostly flat or lower than last year. For May-September, there were 4203 fire, police or ambulance calls in 2016, compared to 4217 in 2015 and 3747 in 2014. In Country Club Estates, there were 55 complaints in 2016, of which 46 were non-criminal such as alarms, parked vehicles and medical assistance. That compared to 2015 when there were 81 complaints, of which 59 were non-criminal. Criminal complaints in 2016 included identity theft, underage possession of alcohol, trespassing, mischief damaging street signs, possession of marijuana, and underage party that resulted in resisting arrest. That compared to 2015 when there were more serious incidents including a robbery, a residential burglary, and thefts. Citywide in 2016 there have been 24 burglaries, of which 18 were solved. That is an increase from 18 burglaries in 2015. The burglaries mostly involved people known to the homeowner, such as contractors, and often related to the rise in heroin use. This year there have been 47 citations or arrests for speeding and stop sign violations in Country Club Estates.

Regarding the safety of bicyclists, the Police Department has made a big push to educate foreign student workers and others about the need to comply with the traffic laws. In May through July 2016, the police have made more than 670 stops of bicyclists for moving violations and equipment violations, but in 55% of the stops only a warning was issued.

A member commented that her house on Scarborough Avenue backs up to Stockley park, and there has been a problem of people smoking and drinking in the park after dark. Chief Banks acknowledged there have been fewer foot patrol officers this year to patrol areas like Stockley park after dark, and the police will do better next year.

Pal Littleton asked whether people should call the police or the Parking Department about cars parked across the sidewalks. Chief Banks explained that residents can call either, because the Parking Department is also authorized to issue citations for that. But if residents call the Police Department, then an officer will respond.

3. Presentation by Stan Mills on Neighborhood Watch program. Stan Mills explained the objectives of neighborhood watch, and urged members to sign up for the e-mail bulletins and notification. He also encouraged people to photograph and engrave their valuables, which aids the police in identifying recovered property. They have an engraver to use, child identification kits for parents to take fingerprints, hair, etc., free gun locks and more. He noted that Saturday, September 17 is National Thank a Police Officer day.

Owners Comments

Carol Popham commented that residents need to make sure they have a house number that is prominent and visible from the street. Police, fire and ambulances cannot respond if they cannot find your house.

Adjournment. Sam Kaufman moved and Drew Woodall seconded to adjourn the meeting, which was approved without objection at 12:45 pm.

Respectfully submitted,

/s/

Gary A. Glass
Secretary