

COUNTRY CLUB ESTATES PROPERTY OWNER'S ASSOCIATION (CCEPOA)
BOARD OF DIRECTORS MEETING
January 7, 2023

Approved 04.15.2023

President Barry Brandt called the meeting to order via Zoom at 9:05 a.m. on January 7, 2023.

Roll Call

Board members present :

Frank Lacey Vice-President, Susan Wellener Treasurer, Lorraine Zellers Secretary, Pat Sykes, and John Welch. Bonnie Walker was absent.

Review of Minutes – November 5, 2022

Lorraine Zellers presented the draft minutes of the November 5, 2022, meeting for review. As there were no changes/edits, Barry made a motion, seconded by Frank to approve the minutes as presented. They will be uploaded to the website.

Treasurer's Report

Susan Wellener distributed the Treasurer's report covering the period December 1 – 30, 2022. She reported that there was no activity since the last meeting.

Bank statements were presented and showed the account balances for the Board's information: Checking (Applied Bank - \$4,159.26) and Savings(M&T - \$ 3,810.33).

Susan reported that she and Barry had discussed closing the M&T account or at least putting it into something that would draw a little interest as Susan felt that this money belongs to the homeowners and should be working for them. Frank commented that he's seen CDs that are paying as much as 4%. Barry commented that he was okay with the balance of the accounts as they stand – there were some years where the balances were much higher.

Taxes

Barry questioned the status of the association's taxes. Susan reported that there are 2 forms to file for the 2022 taxes but that they were in decent shape and there is ample time to file.

Lorraine made a motion, seconded by Barry, to accept the treasurer's report as presented.

OLD BUSINESS

Committee Reports

By-Laws Review Committee

Barry noted that the By-Laws review committee was retired as of the November meeting but wanted to thank Frank and the committee for their challenging work over the year it took to accomplish the task. He commented that this was a momentous accomplishment

and something that was sitting around for decades. He was grateful that the committee was willing to tackle it and felt that the association was in good shape.

Traffic Committee

While no additional meetings had taken place, Barry commented that he had seen the article in the Cape Gazette about the double lane dividers that had been painted on Munson Street. This was one of the ideas put forth by the committee for consideration and which the City agreed to do in the off-season.

He noted that there was quite a bit of comment on Next Door about this which actually mirrored Susan's comments in a previous email that these double lines would cause people to speed up since the street looks more like a through street with lines.

Barry commented that he still felt that bump-outs would be a better option for slowing cars but shared another comment on Next Door which he found interesting, i.e., in another community, instead of slowing traffic, kids used bump-outs as a slalom course and agreed that a bucket of paint is certainly much more cost-effective.

Frank clarified that bump-outs were considered by the committee but were put on hold to see what the summer would bring with the new double lines and other things that would be put in place. Frank also indicated that the city was still considering installing "silent policeman" so we could see how that does.

Barry again thanked the committee and felt that Chris is a great advocate for our community having a seat on the City's Streets and Transportation Committee.

Website Review

Lorraine reported that the website was "live" as of today with the updates approved by the Board at the November meeting, i.e., the City's trash and recycling schedules for 2023, the schedule for loose leaf collection, other community websites such as RBHA, CAMP Rehoboth. Main Street, Rehoboth Beach Public Library, the Rehoboth Museum and RB Historical Society.

She asked whether everyone had a chance to view the site. All those present had and the response today was positive, although Pat did have a comment about the home page. She noted that the image between the "old" to "new" pictures of Country Club Estates seemed to blur but wasn't sure what should be done about it. Lorraine indicated that there were still areas on the website that could be added or improved and would like to proceed with forming a sub-committee to work on them.

Susan and Bonnie had agreed to serve on this committee at the last meeting; today Pat and John were also invited to participate. With the board's approval, she will reach out after the meeting to identify dates for the sub-committee to meet.

Lorraine asked Barry to send out an email blast to those on our list notifying them that the website was live and to garner suggestions for improvements, additions, etc. Susan will also post this information on the community bulletin board although she reported

that she had difficulty accessing it when she tried to update it for the winter. Lorraine said that historically, the locks do stick. Barry agreed to take a look to see if he can remedy it using WD-40.

NEW BUSINESS

Annual Dues Preparation

Barry indicated that he has been updating the database as bad email/mail is returned so that we will have a good working list for the upcoming dues mailing the end of April.

He shared the most recent database version with Susan and Lorraine who are helping maintain the list. He expressed his frustration in working Gary's database format and noted that it is very unwieldy. John agreed that Gary's tracking system was overly complex. Barry questioned whether Susan as Treasurer or Lorraine as Secretary would have ideas about what information they would like to see in the database with the idea of starting with a new excel spreadsheet going forward. Susan indicated that there were some things she would like to see, and Lorraine agreed that a different format would make sending merge documents easier. It was agreed that the three of them will get together to work on this prior to the mailing.

With the idea of a new format and spreadsheet in mind, Barry also raised the question of "amnesty" for consistently delinquent households. He estimated that there was small number of homeowners, maybe 10-20, who have not paid dues in years and adamantly refused to do so. Barry proposed that if we start a new spreadsheet, we start fresh. John felt that since we haven't collected dues in 2 years due to COVID that we start each year with a new database and only bring forward those who had outstanding balances. Lorraine questioned how many households there were and how much money was involved. Barry would have to take another look to give a total.

Susan reported that she did some research on forgiving HOA dues in the event there are any negative push-back, and the information was a little hazy on this subject. Personally, she felt that since dues were not used for maintenance, landscaping, etc. she didn't feel it was fair to those who always paid. Pat questioned whether a reminder letter was sent. John said that there was and explained that Gary used the 1st mailing and 2nd follow-up letter as a means to negotiate reduced payment of longstanding delinquent dues to clear them from the books. John pointed out that they also serve as documentation when properties change hands at settlement. Frank and Pat raised related questions. Frank asked whether we could get a mailing list from the city.

Barry will review the database and identify the delinquent properties bring back more information. At this point, there was no consensus on dues forgiveness and no motion was made.

Lorraine distributed a sample dues notice from Gary's 2020 mailing and asked for comments from the board. She commented that Gary's letter was effective but asked whether all the data was needed, i.e., block & lot numbers, for the purpose of creating a

merge document. John explained that this information is used when researching Sussex County records for owners names/addresses. Lorraine agreed to update the letter and prepare a draft for the Board's review. The target date for stuffing and sending out the dues mailing was set for April 15th which is our next in-person meeting and would take place after that meeting.

It was discussed that Barry will add a comment on the email blast indicating that while dues had been waived for several years, they would be coming due in 2023.

Spring Activity

Barry asked for clarification on this topic which was discussed by the Board at the November meeting in his absence. Frank explained that this came up in answer to Bonnie's concern that homeowners questioned "what the association did for them" – something that had been raised at the 2021 annual meeting. Lorraine thought the idea of a spring event/picnic would be something that would give the association more exposure to the community and get more people involved. Frank cautioned that the timeframe might not be doable with the more pressing things that need to get done, i.e., dues mailing. John suggested rather than a picnic, we could offer "coffee and donuts" with the Board and would give those who are in town an opportunity to voice any concerns they might have. As we are scheduled to meet anyway on April 15th, this could be held after that meeting and before the "dues stuffing party".

Subsequently, CCEPOA's first "Spring Meet & Greet the Board" is tentatively scheduled for April 15th at 10:00 a.m. in the Zellers pavilion at the Stockley Park Tot Lot. Barry asked how we would let people know as a mailing would not be feasible. The consensus was that we would add this to the email blast as a "hold the date" event and post it to the website and to the community bulletin board. Susan will create the flyer.

Items for future consideration

Working with RBHA

Barry questioned whether this is something that the board is still interested in pursuing.

Lorraine provided background that this had originated after a conversation with Mark Saunders, then president of RBHA, as to whether there would be benefit in working together, i.e., on items of importance to both organizations. Lorraine reported that Mark was amenable to sharing email information that he might have, including web information, newsletters, etc.

Frank reminded all that CCE has community specific items whereas RBHA is city-wide but did feel it would be good to have liaison on each other's boards. All agreed that CCE would not be a "political" board or endorse candidates for elections as RBHA does but realize the value in having 2 voices speak at City meetings on areas of interest/concern to both groups. It was agreed that Barry will reach out to Mark to further explore this.

Tree Committee

No action taken. The board will do further research with the idea of bringing this up at the next annual meeting.

Adjournment

As there was no further business, Lorraine made a motion, seconded by Pat to adjourn. the meeting at 10:05 a.m.

Respectfully submitted,

Lorraine Zellers, Secretary

Next meeting

Saturday, April 15, 2023, at 9:00 a.m. in the Zellers Pavilion in Stockley Park

SAVE THE DATE -- Spring Meet & Greet the Board with coffee and donuts – April 15, 2023, at 10:00 a.m. (Zellers Pavilion)

DUES stuffing and mailing party to follow immediately after meet & greet at 308 Stockley Street – all board to attend)