

**COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION (CCEPOA)**

Minutes

Board of Directors Meeting

Sunday, October 10, 2021

President John Welch called the meeting to order on Sunday, October 10, 2021, at 9:20 am at the Zellers home.

Present at the meeting were John Welch, Vice-President Barry Brandt, Frank Lacey, Bonnie Walker, Susan Wellener, Lorraine Zellers, and Drew Woodall was absent.

The Minutes from the previous Board meeting on May 22, 2021, were distributed. Barry B made a motion, seconded by Lorraine Z, to approve the minutes of May 22, 2021; they were approved unanimously.

**INSTALLATION OF NEW DIRECTORS:**

President Welch indicated that our by-laws require that new members elected to the board at the Annual Meeting must be formally recognized at the first administrative meeting. Lorraine Z made a motion, seconded by Barry B to formally recognize and welcome Frank Lacey and Susan Wellener. Frank Lacey will complete the remaining year of Carol Popham's term and Susan Wellener will fill the remaining year of Gary Glass's term.

**SELECTION OF OFFICERS:**

In addition, the by-laws mandate that selection of officers be done at this meeting. President Welch indicated that due to his postoperative recovery, he did not feel he could fulfil the duties of president and asked that someone step in. Consequently, Frank Lacey nominated Barry Brandt to serve as acting president for this term, seconded by Lorraine Z. Lorraine Z nominated John Welch to serve as vice-president for the upcoming year, seconded by Barry Brandt. Bonnie Walker nominated Susan Wellener, who is an active CPA, as Treasurer; seconded by Barry Brandt. Bonnie Walker nominated Lorraine Zellers as Secretary, seconded by Barry Brandt. The slate was approved unanimously.

**COMMITTEE REPORTS:**

Finance Committee:

Barry Brandt read the Treasurer's Report from Outgoing Treasurer Gary Glass.

He reported that he wrote checks to pay the following expenses

- Lorraine Zellers \$171  
(Card stock, printer ink, postage for picnic notice/ mailing)
- Catchers (catering for the annual picnic) \$900
- Two checks to City of Rehoboth (pavilion reservation \$100  
for 2022 picnic & security deposit) \$ 75

Approved 2/5/2022

- Lorraine Zellers (picnic expenses) \$129

This led to a full discussion of a motion made at the annual meeting that *“no monies be expended until the by-laws have been revised.”* Director Bonnie W took issue with that statement and indicated that it violated the association’s by-laws, i.e., specifically that outstanding *legitimate* expenses must be paid. Frank L indicated that legitimate operating expenses that incurred prior to this meeting must be paid. The directors agreed that the Annual Meeting minutes be amended to clarify this motion and that legitimate expenses incurred by the association be paid.

**OLD BUSINESS:**

Formation of New Committees:

Bylaws Review Committee:

At the Annual Meeting, a motion was made from the floor that the Board appoint a committee to review and revise the Bylaws, said committee to be composed of non-board members. John W felt that there should be a board member who acts as liaison. Bonnie W pointed out that the by-laws say that the President oversees all committees. With that in mind, Frank L volunteered to act as liaison to both committees.

Board President Brandt appointed Frank Lacey as Board liaison and Committee Chair, tasked to review and revise the Bylaws and to report back to the Board. The following association members in attendance at the Annual Meeting indicated an interest in serving on this committee and will be contacted:

- Virginia Daley
- Frank Schranck
- Susan Gay
- Thomas McClone
- Mark Schultz

Bonnie W made a motion that this committee be appointed as soon as possible; seconded by John W. Lorraine Z will send an email to the committee members asking for potential meeting dates. As there are multiple copies of by-laws, Frank L would like to have a current working copy of the by-laws to work from and would then call for a meeting preferably “in-person” or via Zoom hopefully before the holidays.

Traffic Issues – Traffic Calming:

At the Annual Meeting, a second motion was made from the floor to create a committee to discuss traffic issues in Country Club Estates. This Committee will be tasked to create a survey that will be sent to all the Association members.

Board President Brandt appointed Frank L to serve as Liaison to this Committee. Lorraine Z will email association members who indicated an interest in serving on this Committee at the Annual Meeting. They are:

Ethan Thomas  
Chris Galanty  
John Turney  
Karen Brandt

## **NEW BUSINESS:**

### Items From the Floor:

#### Rehoboth Grand Hotel

President Brandt reported on the situation regarding the potential construction of a hotel at 330 Rehoboth Avenue. This property abuts CCE. Currently this project is under discussion by the RB Planning Commission which holds meetings on zoom. The developers made a presentation discussing their request to amend the zoning for this property since part of it is currently zoned commercial along Rehoboth Avenue and part residential on State Road. There was no decision made at this point, but Barry asked Board members to monitor upcoming Planning Commission meetings and note if the hotel was on the agenda. Anyone having news should share with the other board members so that we can have a presence at that meeting. This is an issue that we need to be aware of.

#### Potential Board Members

Discussion on potential future board members. Director Drew Woodall has been unable to attend meetings for approximately two years. In the past, he tried to participate either by conference call or zoom, but that involvement has ceased. Board President Barry Brandt will call Drew to determine if he is able to continue serving and if not, he will reach out to those who expressed interest in serving to fill the vacancy.

#### Communication

Lorraine Z discussed that we should look at the website since communication was another issue brought up at the annual meeting. Barry Brandt will review the current web site, mailing list data, and other communication needs. Lorraine Z has agreed to work on this, but the board will need to determine just what goes on, i.e., minutes, newsletters, notices, by-laws, etc. and who will be responsible for maintaining/updating it. All directors should review the website before the next meeting. Likewise, Barry will explore developing an email "distribution list" using Excel.

#### Annual Dues

Bonnie W reminded us that by-laws indicate that the annual dues must be set at the first meeting after the annual meeting. John W made a motion that the annual dues for 2022 for association members remain at \$20.00 and will be reviewed at our next board

meeting; seconded by Barry B. Annual dues notices will be sent to Members in a future direct mailing as well as on the web site.

Lorraine Zellers will be responsible for the Community Bulletin Board and will recruit assistance as needed. There was a discussion of what goes in, timing (after meetings), upcoming events, board contact etc. and how often it gets updated. Susan W volunteered to help.

The date for the next Board meeting will be February 5, 2022.

The meeting adjourned at 10:59 a.m.

Respectfully submitted,

Lorraine Zellers, Secretary  
& Bonnie Walker, Director