

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING

September 11, 2010

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 2010 annual meeting of the CCEPOA was called to order at 11:07 a.m. in the pavilion at Grove Park, Rehoboth Beach on Saturday, September 11, 2010 by President Tom Zellers.

Moment of Silence. Vice-President Steve Simmons noted the ninth anniversary of the attacks on September 11, 2001 and resolutions of the Delaware General Assembly in recognition and remembrance of the day. The members observed a moment of silence to honor the victims and first responders who lost their lives in the attacks.

Introduction of Board Members. Secretary Gary Glass introduced the Board members present: President Tom Zellers, Vice-President Steve Simmons, Treasurer Charlie Browne, Secretary Gary Glass, Director Ann Stellmann and Director Drew Woodall.

Quorum. President Zellers welcomed all to the meeting and noted there was a quorum with five Board members present.

Gratitude to Peggy Patterson. President Zellers explained to the members that Barry Brandt, who was not present, had been appointed by the Board on August 7, 2010 to complete the term vacated by Peggy Patterson's resignation. He offered special thanks to Peggy Patterson for her hard work and many years of service to the association and the City of Rehoboth Beach.

Acknowledgment of Andy Allen's Passing. President Zellers remarked on the passing of Andy Allen, who had been a resident of Country Club Estates for 40 years and was a member of the Board for 30 years.

2009 Minutes. Secretary Glass presented the minutes from the September 12, 2009 annual meeting. Director Woodall moved to approve the minutes. Member Lorraine Zellers seconded, and the members approved the minutes without objection.

Committee Reports

A. Finance Committee

1. **Treasurer's Report.** Treasurer Charlie Browne circulated the financial statements and highlighted the donations which the Board approved to the Rehoboth Beach Fire Department, the July 4 fireworks and the Sea Witch festival. Director Drew Woodall moved to accept the report. Secretary Gary Glass seconded, and the report was accepted without objection.

2. **Dues Report.** Treasurer Browne explained that 69 properties are not paid in full on their association due, of which 39 have paid through 2009 so really only 30 properties are delinquent.

Member Jim Gonedes asked how these delinquencies are collected; can the property be sold without paying in full. Treasurer Browne explained that the real estate agents and settlement attorneys know to check with the Association before closing on a sale, so delinquencies are usually paid at the closing. President Zellers noted that dues for 2011 will remain at \$10.

B. Properties Committee.

President Tom Zellers presented the following items:

Old Business

1. **Speeding on Hickman Street.** Speeding remains a problem on Hickman. Member Sherry Borein noted that there is also a problem with speeding on Munson Street. There was a discussion of the possibility and drawbacks of speed bumps. Member Carol Popham asked about greater police enforcement. President Zellers explained that the police have been request to increase their watch for speeders in the neighborhood.

New Business

1. **Update on Snow Removal.**
2. **Trash and Recycling Containers.** President Zellers noted that recycling pick-up is the first, third and fifth Friday of the months after the summer. He asked members that if they put out their containers for pick-up but will not be home to put away the containers, they should make arrangements with someone else to do so. Member Pal Littleton suggested that a note or sign be placed on front doors as a reminder for those who were not in attendance at the meeting. Lorraine Zellers reported that the City Commissioners also had a discussion about trash and recycling containers.
3. **Silver Lake.** Vice-President Steve Simmons reported that DNREC had invited a representative of Country Club Estates to participate in a planning group concerning Silver Lake, and the Board had requested Vice-President Simmons to serve in that capacity. A meeting of that group was held on May 19, and those present included Mayor Cooper, Representatives Bunting and Schwartkopf, President Zellers and a representative from SOLA-3. There is a proposal to dredge the finger of Silver Lake to the Bayard Avenue bridge, but any work would be at least a year away.

C. Recreation Committee

President Zellers commended Director Stellmann and Treasurer Browne for the great job organizing this annual meeting.

Election of Directors

President Zellers discussed that there are three vacancies on the Board. No nominations were received. The three Directors have agreed to serve another term as follows: Vice-President Steve Simmons—3 year term; Director Ann Stellmann—3 year term; Secretary Gary Glass—1 year term.

Other Business

1. **Donation to RBVFD.** President Zellers noted that a \$500 donation was made to the Rehoboth Beach Volunteer Fire Department for their building fund.

2. **Presentation by Officer William Sullivan.** Officer Sullivan of the Rehoboth Beach Police Department gave a presentation on the operations of the Police Department. Sergeant Busie and Corporal Corbin have retired. Current staffing is 15 full time officers and 6 seasonal officers. Since January 1 there have been 2860 calls to 911, which is about the same as the prior year. He noted that the 911 center is fully accredited, which is significant achievement, and he encouraged members to call with any concerns and to visit the website rehobothpolice.org. Recently there were 5 robberies of individuals at the south end of the Boardwalk and Columbia Avenue. Arrests of 3 adults and 3 juveniles have been made. The modus operandi was that one individual would walk past the victim and then hit from behind. On St. Lawrence Street there was a car stolen and a student robbed. The stolen vehicle was stopped by State Police and the occupants arrested. Members were encouraged to take photographs of their valuable items and to engrave them with a unique identifier (the Police Department has an engraver for this purpose), because a large amount of stolen property is recovered but cannot be matched to an owner. Members should check with the Police Department for free locks, fingerprinting and child identification kits.

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.

4. **Destination Station.** Carol Everhart of the Chamber of Commerce gave a presentation on the Destination Station project. She explained that the Chamber has established a separate 501(c)(3) organization to build this project adjacent to the park-and-ride at Country Club Road in Sussex County, for the purpose of promoting tourism. There will be improved facilities for the public and exhibits that focus on education. The project has been under discussion for 10 years, and there is now a memorandum of understanding and a 50 year lease at fair market value, with the first five years at \$1 per year and market value recovered over the remaining 40 years. She noted there was an exchange of property involved, but this is not final. The project will cost \$12 million to \$14 million, paid for by corporate sponsors and individual donations; she said there will be no state or local government funding of Destination Station, but the State has provided \$1 million in highway/transit money for the accompanying parking lot, and an additional \$300,000 in funding to reconfigure the parking lot. DELDOT will develop a new traffic plan to accommodate expected increase in traffic. The Chamber's office at the Circle in Rehoboth Beach will remain open, but another service desk will be at Destination Station. Member Pal Littleton commented that there is also federal funding set aside for this project. Ms. Everhart stated that this funding has been turned down by the Chamber due to the increased costs associated with meeting federal standards. She stated that the architect and construction manager have been selected and are under contract; best case is for completion in 2013. City Commissioner and CCEPOA member Lorraine Zellers commented that we need to be vigilant about increased traffic on State Road.

Owner's Comments and Questions

Summer party houses. Member Sherry Borein on Munson Street asked what can be done about the loud parties in summer rentals. Another member asked whether the City bills the homeowner

or renter when the police are called to these parties. Officer Sullivan explained the City does not bill for these police calls, but that the police will issue a civil or criminal summons for violations.

Construction noise. Member Pal Littleton noted an increase in construction noise in the neighborhood, and contractors seem to be unaware that no work should be done before 8am. Other members commented that lawn services also are noisily working before 8am, and the City trash trucks start at 7am.

Internet theft. Member Kathy Lupinacci stated that a summer worker renting at a house on her block was walking around the block with a laptop to use people's unsecured internet networks. Officer Sullivan stated that is a theft of service, so the police could be called to take care of it. Also, the rental agency can be informed.

Rehoboth Beach museum. A member suggested that the new museum should offer City residents a discount on the entry fee. Another member stated that the museum sells memberships that include a discount.

Rehoboth Beach Homeowner's Association dinner. Treasurer Charlie Browne explained that the RBHA dinner was open to all, at cost of \$15 per person or \$25 per couple.

Adjournment. Member Jim Gondes moved, and Member Lorraine Zellers seconded, to adjourn the meeting, which was approved without objection at 11:24 am.

Respectfully submitted,

/s/

Gary A. Glass
Secretary