

COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (CCEPOA)
Board of Directors Meeting
August 20, 2022

Approved 11.05.2022

President Barry Brandt called the meeting to order on Saturday, August 20, 2022 at 9:07 a.m. at the Zellers home.

Present at the meeting were Barry Brandt, Frank Lacey, Lorraine Zellers, and Bonnie Walker. John Welch and Susan Wellener were absent.

The minutes of the meeting of May 21, 2022, and the July 16, 2022, were reviewed. The minutes of July 16 were approved without correction; the minutes of May 21 were approved with one minor edit. Lorraine will make the edit and will post both to the website.

Lorraine reported that she is now able to edit and update the CCEPOA.org website. She also thanked John since he had already updated board information and added past minutes. She will continue to add additional approved minutes from Gary Glass' files.

TREASURERS' REPORT:

Susan had forwarded the treasurer's report that will be used for the Annual Meeting. It is in a new format which is crisp and clean and very straightforward. It was reviewed by the Board and a discussion took place regarding the categories, "community enhancement" and "charitable donations". The Board recommended using one category, i.e. community enhancement for Board projects with a sub-list of recipients, i.e. memorial plaque and Friends of the Rehoboth Beach Public Library. Lorraine will email Susan asking that she make the changes discussed and will present a revised report at the annual meeting.

Barry discussed that we need to set the dues for 2023 now since the dues are typically announced at the picnic. The Board unanimously agreed to keep the dues at \$20 per lot Barry suggested that when we start the fiscal year, everyone should start at zero.

Susan has investigated purchasing a CD with the money in the M&T bank account, so that it will at least show a little bit of increase. The Board approved the purchase unanimously.

COMMITTEE REPORTS:

OLD BUSINESS:

Committee Reports

By-Laws Review Committee:

Before starting the discussion, Barry reported that in the past when changes were made, there was an amendment that was added at the end of the By-Laws and he questioned whether we

should keep the same format. The consensus was that we use a similar format and provide our signatures.

Lorraine provided a tracked change copy that included all revisions recommended by the committee as well as additional suggestions by the board.

Subsequently, each revision was reviewed and discussed. The approved changes will be incorporated into a final document for a final review prior to the Annual Meeting on September 10, 2022. Copies of the track-change document and a clean copy will be available at the meeting.

The revised and approved By-Laws will be posted on the website after the Annual Meeting.

Traffic Committee

Frank reported that Chris Galanty, a current member of the Traffic Committee, attended a City Streets & Transportation Committee meeting where he raised concerns from by the homeowners on Munson Street. Additionally, we learned that he purchased modest traffic-calming signs that were placed on Munson that seem to be beneficial. The Board will acknowledge his contribution and thank Chris at the Annual Meeting.

The Board decided that this committee should remain in effect and continue to work on solving traffic issues in concert with the City's Streets & Transportation Committee.

Frank will prepare a statement regarding the Traffic Committee activities which Barry will present at the Annual Meeting.

Picnic & Annual Meeting

The annual meeting and picnic were discussed. Invitations were mailed to all property owners the 2nd week in August.

The Board agreed that we would keep the same format this year with the addition of speakers. It was felt that homeowners appreciated hearing the "state of the city" from the Chief of Police and the city manager. Barry volunteered to make the invitation to Chief Banks and Acting City Manager Evan Miller.

Barry will prepare the agenda.

The Board agreed to having Cather's provide box lunches and drinks again this year – increasing the number to 60 +/- people. Barry and Lorraine will contact Catcher's to confirm the menu, date and time.

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Lorraine will provide copies of hand-outs, a sign-in sheet. Susan and Lorraine will work on table covers and centerpieces. Frank agreed to provide the flag and Barry will take care of the speaker system.

Barry will place yard signs at all entrances to CCEPOA inviting all to attend. Lorraine will post the invitation on the bulletin board at the Stockley Tot Lot.

NEW BUSINESS

Board Positions for 2023

There will be two vacancies for the Board to be filled at the Annual Meeting. Lorraine will be nominated for a three-year term and there is an additional spot to be filled. Additional nominees may be added prior to the meeting. A ballot will be prepared.

As of August 19th, Barry had received no nominations.

A Meeting of the Board will be held on Saturday, November 5, at 9:00 a.m. for the purpose of electing officers and planning activities for the 2022-2023 year. This may be held via Zoom.

As there being no further business, a motion was made to adjourn the meeting at 10:40 a.m.

Respectfully submitted,

Lorraine Zellers and
Bonnie Walker

Upcoming meetings:

September 10, 2022 @ 11:00 a.m. in Grove Park

November 5, 2022 at 9:00 a.m. place TBD