

COUNTRY CLUB ESTATES PROPERTY OWNER'S ASSOCIATION (CCEPOA)
BOARD OF DIRECTORS MEETING
November 5, 2022

Approved 01.07.2023

Vice-President John Welch called the meeting to order at 9: 09 am at the Zellers home, 308 Stockley Street, Rehoboth Beach, DE.

Board members present :

John Welch, Lorraine Zellers, Susan Wellener, Frank Lacey, and Bonnie Walker. Pat Sykes was also present the meeting as an observer having expressed an interest in serving as a director. Barry Brandt was absent.

Lorraine Zellers presented the draft minutes of the f August 20, 2022 meeting and September 10, 2022 annual meeting for review. John requested an edit in both the sets of minutes, i.e., his name was misspelled. Frank Lacey moved to approve the August minutes with the noted revision; seconded by Susan Wellener. They were subsequently approved unanimously. Lorraine will make the necessary edits and post them on the website.

Lorraine asked whether the Board had reviewed the Annual Meeting minutes. John reminded us that they cannot be approved until the next annual meeting. Lorraine questioned if they should be posted as "proposed minutes " now so homeowners could see them in advance of next year's annual meeting. The board agreed that this was a good idea – the Treasurers' report from the Annual Meeting will also be posted.

TREASURER'S REPORT:

Susan Wellener distributed the Treasurer's dated November 5, 2022, report to be included with today's the meeting minutes. She reported that activity was minimal, and that most expenses incurred to date (totaling \$2,325.70) were related to the Annual Meeting and Picnic on September 10, 2022. Bank statements were also presented showing the account balances for the Board's information. Lorraine made a motion, seconded by Frank, to approve the treasurer's report.

Taxes

Susan questioned whether the 2020 taxes have been filed as she could not find a copy. John discussed that he was 99.9% sure that they had already been filed because that was required by the IRS to keep our EIN and our status as a nonprofit. Frank questioned whether the association had ever had to pay taxes. John explained that as a nonprofit. the association is not required to pay taxes. As a potential new director, Pat questioned why the association had to file for another EIN and John explained that it had inadvertently lapsed and several years were filed at one time to reinstate it.

Susan indicated that she does have another box of Gary Glass' files and will continue to review them. John thinks he has copy & will forward it.

OLD BUSINESS

Committee Reports

By-Laws Review Committee

Frank Lacey reported that the Bylaws committee had completed its assignment. As this was an ad hoc committee, he recommended that the committee be closed out until such time it is needed again. .

Traffic Committee

Frank Lacey reported that no additional meetings had taken place, but he recommended that the committee continue . He would like to ask Chris Galanty take over as chair given his background as an urban planner. Lorraine reported that Chris is also on the City's Streets and Transportation Committee and will be a good asset. No further meetings are scheduled, but it will continue as ad hoc committee.

Picnic Review

The Board reviewed all aspects of the meeting and picnic to determine if there were any changes needed for next year's meeting. We ordered food for 75 people and 60 people attended.

All felt that the picnic was a success. It was a good crowd with positive energy – there were no “hostiles”. There were a few suggestions for improvements, i.e. cleaning supplies, a broom or leaf blower to aid at set-up.

- Food – Catchers provided the food again for 75 people. There was an excess of the side salads – need to discuss as we go forward.
- Guest speakers – All felt the two speakers were enough, although the mayor may have gone on too long. Perhaps we suggest a time limit in the future.

Website Review

Lorraine was able to show the website on the TV so all could review it live. She showed the WIX editing platform and explained that all is done in the background and remains unseen until it is “published”. She discussed that a few new tabs were added, i.e. calendar, showed the minutes tab, news, etc. and some options that were added that would be useful for our homeowners. There were some suggestions from the board - winter trash schedule, leaf schedule, City events, Farmers market, Bandstand schedule.

Bonnie made a motion, seconded by Frank to accept the website as presented by Lorraine. Lorraine proposed the formation of a subcommittee to discuss additional enhancements and will meet prior to the next board meeting. Both Susan and Bonnie agreed to work on this committee.

Bulletin Board.

Susan would like to take responsibility for keeping the CCEPOA bulletin board in the Zellers Pavilion up to date. She will post community and city events.

NEW BUSINESS

Election of Officers

The Board elected Barry Brandt as president, Frank Lacey agreed to serve as vice president, Susan Wellener agreed to serve as treasurer, and Lorraine Zellers as secretary. Bonnie made a motion, seconded by Pat to accept the slate of officers as named.

Board Vacancy

Pat Sykes was appointed to the Board to fill the open position and agreed to serve until the next Annual Meeting election which will be September 9, 2023. The Board now has 7 members which is the maximum number as required by the bylaws.

Board positions for 2023

Two members of CCE expressed an interest in becoming board members after the Annual Meeting – Pat Sykes and Samantha Benfield. The Board discussed adding additional members to the Board beyond the number specified in the Bylaws. However because the number of directors is also specified in the Covenants and can only be changed by a majority vote of all members of CCE, the board membership will remain at seven. Any resident of CCE who would like to join the board can be placed on the ballot at the next Annual Meeting.

There was also discussion of creating a board contact list and terms served. Barry had provided some basic information which Lorraine will update for these lists using Barry's years.

Membership list and dues

Susan and Lorraine will maintain an up-to-date list of the CCEPOA owners (name, address, email address) in an Excel file) for the purpose of sending notices to members. The dues will remain at \$20 per household per year. A notice will be sent out by April 2023. Frank pointed out that the Covenants section of the bylaws state the dues will be \$10. There was a discussion but no motion regarding forgiveness of unpaid dues.

Tabled items

- Creation of a second community event, e.g. a spring fling was suggested by Lorraine and will be discussed at the January meeting.
- Community monetary donations. This topic will be discussed at the next meeting. In the past CCEPOA has donated money to community organizations such as the RB Public Library and the RB Historical Society.

Next meeting

Saturday, January 7, 2023. Location TBD

Adjournment

The meeting was adjourned at 10:47 am

Respectfully submitted,

Lorraine Zellers, Secretary and
Bonnie Walker, Director