

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION

ANNUAL MEETING

September 12, 2015

Proposed Minutes

Having given written notice as to the date, time and place of the annual meeting delivered to association members via first class mail to the address recorded with the City of Rehoboth Beach, the 2015 annual meeting of the CCEPOA was called to order at 11:05 a.m. in the pavilion at Grove Park, Rehoboth Beach on Saturday, September 12, 2015 by President Tom Zellers.

Introduction of Board Members. Secretary Gary Glass introduced the Board members present: himself, President Zellers, Vice-President Ann Stellmann, Treasurer Charlie Browne, Director Barry Brandt and Director Drew Woodall. Director Enrique Gomez was absent.

Quorum. Tom Zellers welcomed all to the meeting and noted there was a quorum with five Board members present. Approximately 55 members were in attendance, along with three invited guests: City Manager Sharon Lynn, Police Chief Keith Banks, and City Commissioner Stan Mills.

2014 Minutes. Gary Glass presented the minutes from the September 6, 2014 annual meeting. A motion to approve the minutes without reading was made by member Brian Patterson, Country Club Drive, and seconded by Ann Stellman, Hickman Street. The motion was approved without objection.

Committee Reports

A. Finance Committee

1. Treasurer's Report. Treasurer Charlie Browne circulated the financial statements and summarized the balances. He noted that the Board approved donations of \$500 to Main Street for the July 4 fireworks, \$1000 to the Rehoboth Beach Historical Society, \$700 to the Library, and \$300 to the Chamber of Commerce's Sea Witch Festival. He urged everyone to go see the children's pony rides at the Sea Witch Festival, which are sponsored by this donation. The other main expenses are the annual picnic and mailing the dues and meeting notices. On a motion from Barry Brandt, Hickman Street, seconded by Tom Zellers, Stockley Street, the Treasurer's Report was accepted unanimously.

B. Properties Committee.

1. Speeding on Hickman Street. Tom Zellers explained that the speed indicator signs have been installed on Hickman Street. The cost of about \$9,500 was appropriated by Senator Lopez

2. Silver Lake. Tom Zellers informed the members that DNREC and the Fisheries Department are reporting that sediment removal will begin in the fall.

3. Delmarva Power street lights. Tom Zellers explained that Delmarva Power expects to resume this fall replacing their steel street light poles with new aluminum poles. The steel poles are original to the community and have corroded. Approximately 19 poles remain to replace.

C. Recreation Committee

Tom Zellers thanked Directors Stellmann and Browne for their hard work organizing the annual meeting and picnic. He reported that the next annual meeting and picnic will be September 10, 2016.

Election of Directors

Tom Zellers explained that there are three vacancies on the Board. Request for nominations was mailed to members and no nominations were received. The three incumbent Directors—Tom Zellers, Ann Stellman and Enrique Gomez—each agreed to serve another term. Drew Woodall made a motion, seconded by Jim Gonedes, to re-elect these Directors and it was unanimously approved.

Other Business

1. **Presentation by City Manager Sharon Lynn.** The City Manager discussed that she has spent her first year or so on the job learning about the community. She welcomes communication from neighbors and groups like this to understand the problems and work together.

The greatest challenge at the moment is the City Hall project. The two full-time staff in the Parking Department will move at the end of September into the Building & Licensing building. The Police Department and other City personnel will move in early December into trailers. The construction drawings are 80% complete, and final documents should go out for bid in January.

The next huge project is ocean outfall. Testing and permitting is underway and will take another 9 months or so. Construction could begin in late 2016 and continue through 2017.

Another challenge has been the zoning issues faced by the Board of Commissioners. They have to make tough decisions, and the City Manager's role is to support them.

The City has experienced large turnover in the past year, most recently including the Chief Building Inspector Terry Sullivan, who moved to Florida, and secretary Barbara Bunting, who has retired. The City has hired a new Chief Building Inspector, Dam Molina, from Coatesville, PA, and a new Code Enforcer, Ed Graves.

The City Manager noted the rise in crimes in recent months, and praised the Chief of Police and the Police Department for their very high closure rate. They want to send the message that if people come to Rehoboth to commit a crime, they will get arrested.

Sherri Barrin of Munson Street asked when will Country Club Estates get ADA compliant curb cuts. The City Manager explained that for budgetary reasons they have had to focus on the business district. Her engineering analysis estimates the need for \$450,000 per year to maintain existing street, but the Board of Commissioners committed \$250,000 this year.

Ernest Blazejak, Scarborough Avenue, asked whether a permit is needed for small jobs like interior painting. The City Manager said he should speak to Building & Licensing, but she doubted they would require a permit for interior painting.

2. **Presentation by Chief Banks, Rehoboth Beach Police Department.** Chief Banks summarized the crime statistics for the past summer, and noted an increase over last year. He provided details on the three robberies that occurred this summer, including one on turtle bridge in Stockley Park. He expects to make an arrest soon in that case, and arrests have been made in the other cases. Most of the crimes are drug related, especially related to heroin or "bath salts."

Within Country Club Estates, there were 59 non-criminal complaints since January (medical, noise, parking, false alarm, locked out, etc.) and 22 criminal complaints. The major criminal complaints were the turtle bridge robbery, one residential burglary, 2 thefts from vehicles, 1 theft from

an out building, 2 trespassing (intoxicated), a couple of domestic cases, a couple of drug arrests, and 2 sudden deaths (no foul play).

To address biker-walker conflicts on the Boardwalk, the Chief last year proposed to change the times for bicycles on the Boardwalk but that elicited a lot of objections. This summer, he partnered with Atlantic Bicycles to use volunteers to watch for violators and educate bicyclists on the Boardwalk. However, Atlantic Bicycles did not get enough volunteers and they ended up using their own employees, so that program may not continue next year. The Police Department will continue to work with the State Police to do bicycle safety education campaigns, especially for foreign students.

Regarding noise complaints, there were 87 complaints and only 6 citations issued for repeat offenders. In May the "plainly audible" ordinance went into effect, with is much easier for the Police Department to enforce. Under the prior ordinance, the decibel meters were being thrown out in court.

Sherri Barrin, Munson Street, asked about putting more signs at crosswalks telling vehicles to stop for pedestrians. John Welch, Stockley Street, and Jackie Marson, State Road, also commented that vehicles do not stop and drivers are not seeing pedestrians at crosswalks. Chief Banks noted that the Streets Committee is looking into signage, and the Board of Commissioners could consider strengthening the law to require vehicles to stop when pedestrians are waiting at the crosswalk. Lewes had an ordinance like that, but Rehoboth requires vehicles to stop when people are in the crosswalk.

3. Presentation by Stan Mills on Neighborhood Watch program. Stan Mills explained the objectives of neighborhood watch, and urged members to sign up for the e-mail bulletins and notification. He also encouraged people to photograph and engrave their valuables, which aids the police in identifying recovered property. They have an engraver to use, child identification kits for parents to take fingerprints, hair, etc., free gun locks and more. The Police Department's number to call to report suspicious activity is 302-227-2577.

Owners Comments

Jim Gonedes commented that the yard waste pick-up on Wednesday is problematic for people who use yard bags. They do the work over the weekend, and then the bags sit out for half a week. The City Manager agreed that the trash, recycling and yard waste schedule is a big challenge, which she is working on. The City has continued to use the same personnel to handle all pick-ups, which is cost-effective but means there is no one available to do yard waste on Monday or Tuesday.

Adjournment. Drew Woodall moved and Pal Littleton to adjourn the meeting, which was approved without objection at 12:20 pm.

Respectfully submitted,

/s/

Gary A. Glass
Secretary