

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

**Board of Directors Meeting**

**May 21, 2022**

*(Approved August 20 2022)*

President Barry Brandt called the meeting to order on Saturday, May 21, 2022, at 9:05 a.m. at the Tom Zellers Pavilion.

Present at the meeting were: President Barry Brandt, Vice-president, John Welch, Treasurer Susan Wellener, and Directors Frank Lacey and Bonnie Walker. Secretary Lorraine Zellers phoned in to the meeting from Baltimore.

The minutes of the meeting of February 9, 2022, were reviewed. Barry B made a motion (seconded by John W) to approve the minutes without corrections. The motion carried unanimously.

**TREASURER'S REPORT:**

Barry B reported that Susan W has been set up as treasurer with the banks. He has received the new checks & 2 ATM cards. Both he and Susan will be the authorized signatures on the association's account; and each will have an ATM card & PIN. It was agreed that Susan would hold the checkbooks, but that Barry would keep one checkbook locally as had been done in the past.

Barry reported that the bank has been charging the association a \$20 service fee each month in error. As a nonprofit, the association should not be charged a service fee. Susan said that she would handle this with the bank and get a refund for the prior months' fees.

There was no formal treasurer's report for this meeting, but Barry and Susan are auditing the accounts and will prepare a treasurer's report for our next meeting. The association's current balance at Applied Bank is \$6404.96. In addition, there is a \$3000.00 CD at M&T

Susan has also created a spreadsheet that shows expenditures totaling \$3,560.90. While the bulk of this is the \$1000 donation to the library and payment to Catcher's for catering the picnic, there were a few charges that she could not identify. She has asked the Board for help in categorizing these outstanding charges, i.e., additional picnic expenses, postage for the mailings, etc. Barry will ensure that Susan has all the tax return files and any bank information.

Barry reported that there were always some properties who questioned their membership in the community. John indicated that he did a thorough deed search and confirmed that they were indeed part of Country Club Estates. There was a brief discussion of the 5 properties who had issues with their membership in the community. They are currently back in the excel sheet for Susan. Barry has tried to keep the spreadsheet up to date and when Susan starts using the sheet for financials, he will make a motion that when we start 2023 – we start with a new spreadsheet with all properties starting at zero.

## **COMMITTEE REPORTS:**

### **OLD BUSINESS:**

#### By-laws Review Committee:

Chairman Frank Lacey reported on the continued difficulty in getting participation from his committee of six members. To date, the bulk of the review and research work has been done by 2-3 people. Frank said that there is more besides the by-laws and the main things we need to decide is whether we want to get rid of the restrictive covenants and why we may want to keep them. He then gave an extensive explanation of the history and options of both the restrictive covenants and the by-laws. Ultimately, it is a very complicated process to change the restrictive covenants – they are in our deed and run with the land.

To make any change to the restrictive covenants would require contacting all 300+ homeowners and getting a 60% response showing either approval/disapproval. The board felt that there was very little chance that this would succeed either now or in the future and would not be neither feasible nor useful.

The by-laws, on the other hand, only requires a simple majority of the directors. With that in mind, the board asked the committee to leave the covenants as is and focus on the by-laws, specifically to suggest changes that would enhance our association and to bring their ideas to this year's picnic.

Subsequently a motion was made by Chairman Lacey and seconded by Bonnie that the committee do nothing with the covenants but rather focus on amending/clarifying the by-laws to bring them up to current standards. The motion carried unanimously.

The next step would be for the committee to prepare a draft of the revised by-laws showing proposed changes and bring them back to the Board at its July meeting for further discussion. The Board further agreed to make the revised by-laws available to all the membership prior to the Annual Meeting requesting comments prior to it taking any final action.

#### Traffic Committee

Chairman Lacey reported that the committee was not ready to make a specific report.

At this point, the next step is for the committee to have a meeting with Chief Banks to discuss options. Some thoughts have been one-way streets (Munson, Hickman), a stop sign at the fire break on Munson, even some generic "slow children at play" signs. Interestingly, Munson is the longest and widest street with no stops.

Barry reported that the CDP has only one recommendation about traffic, and that was to hire a consultant to review traffic issues.

Frank hopes to report back to the Board at the July meeting with more information.

### Annual Meeting/Picnic (9/10/2022)

Barry B wanted Board input before making any arrangements. It was the consensus that Catcher's will again supply the food for the picnic. The decision was made to have 2 speakers. Barry will invite Chief Banks and the new City Manager. We also hope to have a report from the Traffic Committee and the Bylaws Review Committee

The dues were set at the previous meeting in February at \$20 per member. They were not collected in 2022 due to Covid but will be reinstated in 2023 and per the by-laws will be announced at the annual meeting,

### Web Site/Newsletter/Community Bulletin Board

Lorraine will update the Web Site including the current Board members and minutes.

The Board agreed not to publish a newsletter this year.

Susan has some ideas for content in the bulletin board – she and Lorraine will work on updating it.

### Other pending situations

Rehoboth Grand - Barry reported that the City Commissioners denied a permit.

Clear Space - still in the courts

Bellhaven - Board of Adjustment decision is being taken to the Chancery Courts.

## **NEW BUSINESS**

### Working with the Rehoboth Beach Homeowners Assn

Lorraine reported having a conversation with Mark Saunders, President of the RBHA about more collaboration between our two organizations. There was agreement that this possibility should be explored.

### Dues for 2023

A decision to was made to reinstate at \$20 per year.

Barry felt we should add a statement to the dues notices showing how the monies were used, i.e., mailers, web domain, bank accounts, P O Box, postage, etc. and showing that the Board will make donations *for the benefit of the community* as allowed by the by-laws.

Respectfully submitted,

Lorraine Zellers and  
Bonnie Walker