

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION (CCEPOA)
BOARD OF DIRECTORS MEETING
August 5, 2023

Approved on 9/24//2023

President Barry Brandt called the meeting to order on August 5, 2023, at 9:10 a.m.in the Tom Zellers Pavilion.

Roll Call

Board members present were:

Barry Brandt (President), Frank Lacey (Vice-President), Susan Wellener (Treasurer), Lorraine Zellers (Secretary) and Directors Pat Sykes and Bonnie Walker. Director John Welch was absent.

Review of Minutes – June 3, 2023

Secretary Lorraine Zellers distributed the draft minutes from the meeting of June 3, 2023, which were approved and will be published on the CCEPOA Web Site.

Treasurer Report

Susan distributed the Treasurer's Report showing dues collected and expenses paid as well as a detailed list of all transactions. Barry commented that our balance is increasing and that our charitable donations were reasonable.

Change of Bank

Susan continued the previous discussion of changing banks and listed several reasons for doing it, i.e. Applied Bank does not have Saturday hours and very limited locations, all in Delaware. In addition, the website is extremely difficult to navigate and most importantly, there are no details listed for the checks deposited. Frank questioned what other banks are options for us. Susan reminded the board that Country Club Estates already has an account with M&T. Susan has an M&T contact in Maryland and she discussed some of the past issues with fees, etc. She feels that such a move is feasible but proposed that we wait until after the current dues cycle.

Barry made a motion seconded by Bonnie that we move our accounts to M&T; however, Frank then made a motion to table the change until the fall to see where we are with the dues collection cycle and ensure that M&T will be able to provide the same services here that are available in Maryland.

OLD BUSINESS

Delinquent properties

Barry distributed a highlighted pdf showing delinquent properties based on the last database update. He reported that 105 properties were delinquent as of July 12, 2023 in 3 categories: new owners, owners who have changed addresses and owners who just ignore us.

There was much discussion as to whether to pursue dues for those who have not paid from 2020 and before. Bonnie felt that dues from 2020 and before should be forgiven. Frank felt that dues collection is probably the most important duty of our board but did want to weigh the amount of time and effort and costs involved in pursuing them.

Susan provided the following for outstanding accounts:

| | |
|------------------------------------|--------|
| 2020 and before | \$1920 |
| 2023 – (98 owners have not paid) – | \$1960 |

Lorraine reminded the board that property owners have only received one bill.

Letters

Barry felt that there were 3 letters that should be developed: one to the realtors and title companies, one to the new owners or those with new addresses, and a reminder, 2nd dues notice to all property owners for 2023 and before.

Pat Sykes is drafting a letter to be sent to Realtors and Title Companies explaining the dues obligation of property owners in CCE.

Another letter will be sent to dues delinquent property owners explaining that they are obligated in their deed to pay dues Reminder notice to all delinquents.

New owner letter with history that they are obligated in their deed to pay dues to the CCEPOA, Pat had prepared a letter explaining Country Club Estates and how dues were established and that they were mandatory not voluntary. The group felt that this could be modified as a kind cover letter Lorraine will massage the “kind” letter for the yellow highlighted in the database, i.e., new owners and owners with new addresses and send it to the board for their approval.

NEW BUSINESS

Annual Meeting and Picnic

Barry will prepare the meeting agenda. The chief of Police and City Manager will speak.

Lorraine will bring the minutes of the 2022 Annual Meeting.

Barry and Bonnie are up for reelection to the Board.

Food will be ordered from Sunny Bay for 75 people (based on average attendance) including Sandwiches: Ham & Cheese, Chicken Salad; Sides & Dessert: Greek pasta salad, Potato Salad, cookies

Lorraine and Susan will purchase Drinks (Soda and water) and bring coolers and ice and will organize the set-up with tablecloths, centerpieces, sign-in sheets, centerpieces, etc. Barry will bring a leaf blower; Frank will bring the flag. Bonnie will take care of updating the date on the signs and Frank will place them in the neighborhood.

Notification

Lorraine questioned whether we should mail out invites as we did before. A motion was made that no physical mailing be done this year; it was approved unanimously. We will use Constant Contact, post the official invite on the website and on the bulletin board and place community signage.

Yard Sale

The board decided to discuss the community yard sale at the Annual Meeting to see how much interest exists.

Property Sales

Pat Sykes is collecting information about property sales in CCE. All Board members will report any information they have to her. Barry indicated that two properties on Munson are for sale and one lot on Laurel.

Rehoboth Beach Library

Bonnie and Lorraine attended the Task Force meetings and gave a brief update on the latest decision which was to do the renovations to the Downtown Library first before moving on to plans for a Library on Warrington Road. The Task Force will meet again in the fall to discuss renovations and future plans.

The meeting adjourned at 10:30 am

Next Meetings:

September 9th, 2023, Time: 11:00 am Place: Grove St Park Pavilion

September 30th / October 7th, 2023 Time: 9:00 am Place: T. Zellers Pavilion

Respectfully submitted,

Lorraine Zellers
Bonnie Walker