

# COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION

## ANNUAL MEETING

September 8, 2018

### *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 2018 annual meeting of the CCEPOA was called to order at 11:06 a.m. in the pavilion at Grove Park, Rehoboth Beach on Saturday, September 8, 2018 by President Tom Zellers.

**Introduction of Board Members.** Tom Zellers introduced the Board members present: himself, Vice-President Barry Brandt, Secretary Drew Woodall, Director Susan Gay, Director John Welch, and Director Carol Popham.

**Quorum.** Tom Zellers welcomed all to the meeting and noted there was a quorum with all Board members present. Approximately 60 members were in attendance, along with two invited guests: City Manager Sharon Lynn and Police Chief Keith Banks.

**2017 Minutes.** Drew Woodall made a motion, seconded by Barry Brandt, to approve the minutes from the September 9, 2017 annual meeting. The motion was approved unanimously.

### Committee Reports

#### A. Finance Committee

1. **Treasurer's Report.** Tom Zellers presented a brief overview and stated the entire Treasurer's report would be posted on our website. Tom reiterated that some owners in the community do not realize that this is not a voluntary association and that membership is a covenant in their deeds. The closing agent or buyer representative is responsible for informing buyers about this responsibility. Reminder: Annual Dues for 2019 are \$20.

The following community contributions were highlighted:

Sea Witch           \$ 300

Library             \$1,000

Museum            \$1,000

RBVFD             \$1,000

Police Department       \$ 500

On a motion from Drew Woodall, seconded by John Welch, the Treasurer's Report was accepted without objection.

#### B. Properties Committee.

### Old Business

1. **Silver Lake sediment removal.** Tom Zellers stated that the sediment removal from the lake is 100% complete (DNREC will evaluate lake's bank monthly for phragmites growth, etc).

2. **Silver Lake outfall.** Tom explained that DNREC is making progress with structure controls that controls the elevation of the lake and overflow to the ocean. The outfall is located at the far south-east corner of the lake.

**4. Purchase/installation of community bulletin board at Stockley Park.**

Tom noted that the bulletin board purchased by CCEPOA has been installed by the City. In addition to notices and basic information, the bulletin board will include photos of the old country club and information about the neighborhood from the Historical Society. Tom thanked Sharon Lynn and the City for their assistance.

**5. Revised & updated CCEPOA website - [www.CCEPOA.org](http://www.CCEPOA.org)**

Susan Gay announced that the website is up and running. In addition to meeting minutes and notices, the content on the new site will include a lot of the history of the neighborhood, including old newspaper articles of interest.

**New Business**

**1. Dogfish Restaurant patio expansion application.** Tom Zellers provided a brief overview of the expansion application going from 750 sq ft to 2356 sq ft. Our Board of directors submitted a letter in opposition to this expansion on behalf of our association.

**2. Community complaints of parking issues on Country Club Drive, Sandalwood, and Munson.** Tom Zellers provided a progress overview of the parking issues within CCE. A letter was sent in January 2018 to the Mayor regarding Dogfish personnel utilizing all the street parking. A follow-up letter was sent to the City in August. There has been no resolution to this issue. The other item was the parking of the Dogfish "shuttle bus". Commercial vehicles under a certain size are allowed to park in residential areas with a valid permit. The Board also suggested that extending permit parking in residential areas beyond 5:00 p.m. - time to be determined by the commissioners, would help alleviate the shift change influx.

**3. Gazebo in Stockley Park.** Tom Zellers informed the members that a letter was sent to the Mayor and Commissioners requesting construction of a small pavilion/gazebo in Stockley Park to be included in the city's budget and/or with funding from Senator Loez.

**4. Survey Update - Proposed community trash, lawn & snow removal service - Outcome not favorable**

23.5 %	- responded to survey
4.9%	- Interested
71.6 %	- Not interested

**Election of Directors**

Tom explained that there are three vacancies on the Board. Request for nominations was mailed to members on about August 12 and no nominations were received. The three incumbents have agreed to serve another term—President Tom Zellers, Secretary Drew Woodall, and Director John Welch. On a motion from Pal Littleton, seconded by Barry Brandt, the members unanimously approved Tom, Drew, and John for another term. One individual expressed interest in serving in the future when a Director's opening occurred - name is on file.

**Other Business**

**1. Presentation by City Manager Sharon Lynn.** The City Manager provided an overview of the completed City Hall and stated it has exceeded expectations. The communications center has reopened. The wastewater ocean outfall project is very successful - working as planned. The out flow to inland bay has been redirected to the ocean. Ms. Lynn introduced Kevin Williams, the new Director of Public Works for the City of Rehoboth Beach.

**2. Presentation by Chief Banks, Rehoboth Beach Police Department.**

Chief Banks invited everyone to stop by and tour the new police facility within City Hall. He summarized the crime statistics for the past summer, and noted that drugs use was up along with domestic violence, and car accidents. The Department was able, through grant money, to upgrade vehicle cameras and purchase new body cams. The police continue to issue citations for speeding and stop sign violations in Country Club Estates. The Police Department continues to focus on bicycle safety and education, because many cyclists are not complying with traffic laws as required. Chief Banks reminded the audience to call the police if they find drug paraphernalia, not to pick it up.....let a trained Police person handle it.

**Adjournment.** Drew Woodall moved and John Welch seconded to adjourn the meeting, which was approved without objection at 12:10 pm.

Respectfully submitted,

/s/

Drew H. Woodall, Sr.  
Secretary