

COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION

ANNUAL MEETING
September 11, 2021

Proposed Minutes – approved Sept 10, 2022

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 2021 annual meeting of the CCEPOA was called to order at 11:17 a.m. the pavilion at Grove Park on Saturday, September 11, 2021, by Vice-President, Barry Brandt. President John Welch was in attendance but as he had just had back surgery the Vice-President Brandt ran the meeting.

As it was the anniversary of the September 11 terrorist attack on the United States, Vice-President Brandt called for a moment of silence to honor those individuals who lost their lives at the Twin Towers in New York, the Pentagon in DC and in the field in Pennsylvania. This was followed by the pledge of allegiance.

Welcome & Introduction of Board Members. Vice-President Brandt introduced the Board members: himself, President Welch, Director Lorraine Zellers, and Director Bonnie Walker; Secretary Drew Woodall was not present. He explained that there were two open positions for Treasurer and Director since the individuals holding those positions had moved.

Quorum. Vice-President Brandt welcomed all to the meeting and noted that there was a quorum of Board members present. Approximately 44 additional association members were present.

2020 Minutes. Lorraine Zellers made a motion to approve the minutes as presented, seconded by Barry Brandt. The motion was approved unanimously.

Committee Reports

OLD BUSINESS

A. Finance Committee

Treasurer’s Report

Barry Brandt

Barry Brandt presented the Treasurer’s report for January 1- July 31, 2021. He explained that because of COVID, the decision was made to waive the dues for 2021 membership year. Bank Balances as of July 31A, 2021 were as follows:

- o Applied Bank \$8,851.55
 - o M & T Bank 3,810.03
- \$ 12,661.88

Federal EIN

John Welch indicated that the association received a new EIN number.

Community Contributions

Library Raffle Fundraiser – Director Lorraine Zellers reported that the association approved a \$1000 donation to the “30 Chances to Win Daily Raffle” sponsored by the Friends of the Library to support

the Rehoboth Beach Public Library. The association has always been a great supporter of the library because of what it does for the community.

The donation this year was used as “seed money” along with donations from RBHA, Community Bank, and M&T Bank to cover expenses such as printing costs for raffle tickets & advertising and purchase of the gift cards from local businesses and restaurants. Due to COVID, this was the major fundraiser for the library and supported local merchants who were impacted by COVID 19. It was a “win-win” for the community.

Association Credit Card – The discussion was tabled

B. Communications Committee

Barry Brandt / Lorraine Zellers

Website – Barry reported that the website was up to date except for the draft minutes that were approved today for the 2020 Annual Meeting.

He also reported that Lorraine has agreed to be the back-up webmaster.

C. Other Projects

Barry Brandt / Lorraine Zellers

Naming of the Thomas Zellers Pavilion – Lorraine Zellers reported that dedication of the Stockley Park pavilion took place in November 2020 with a small group due to COVID restrictions. She wanted to take this opportunity to express her gratitude to the association for its support of the construction project and in giving late-President Tom Zellers the “go ahead” to get it off the ground. Tom was president of CCEPOA for more than 11 years and his goal was to have a pavilion built in Stockley Park as it was so well-used by the community. She thanked Senator Ernie Lopez for providing the funding and collaborating with Tom & the City to get it done.

She also thanked the association for its lobbying of the City for a plaque honoring her late-husband and Senator Lopez for their efforts in completing this project for the community and was especially grateful to the Mayor, Commissioners and City Manager for the finished project and the beautiful sign.

Memorial Ceremony for Ann Stellman – Barry Brandt reported that a memorial tree was planted a few years ago in memory of Ann Stellman, longtime former President of CCEPOA. He reported that a memorial brick was placed by the tree as part of a small family ceremony in the spring. He thanked the Board for its efforts in making this happen.

NEW BUSINESS

A. Trash / Recycling

John Welch reported that this is something that the association is watching as there has been some discussion about significantly raising the rates and making it mandatory that all trash receptacles be purchased from the City. He wanted to make our members aware that this may be coming.

B. Clear Space and Rehoboth Grand Hotel

John Welch and Barry Brandt reported on these 2 major projects that are currently in the works and their impacts on CC Estates, i.e., parking issues, etc.

There has been discussion of a stop light at the corner of Munson and State Road.

Commissioner Susan Gay reported that Clear Space is currently back at court.

Rehoboth Grand Hotel is requesting re-zoning of the part of its property that is currently residential to commercial.

In addition, Barry Brandt reported that the Bellhaven Hotel (proposed at the corner of the Boardwalk & Rehoboth Ave) also will also apply to FEMA or re-zoning to allow for underground garage.

Speeding on Munson Street

This issue was brought to the Board by John Turney (Munson Street) who is a 35-year resident. He, along with other residents of Munson, has noticed increased traffic and speeding over the past several years. He appreciated the temporary digital speed sign that was placed by the City and reported that it has had a positive impact. He requested a more permanent fix.

Barry Brandt commentary 2 years ago on Hickman Street during the fireworks – was a parking lot. It was much better this year wondered what the City did and how it compared to Munson Street.

Frank Lacey reported that Munson was also a parking lot. Two years ago, the issue was that the city directed incoming traffic into Rehoboth Beach onto Hickman Street. This year the outbound traffic was heavy, but there was not the same amount of incoming traffic as two years ago.

Chief Banks was scheduled to speak at the end of the business meeting. However, the Board felt it was more appropriate at this point he could address these points prior to the election of board members and member comments.

****PRESENTATION BY CHIEF BANKS, Rehoboth Beach Police Department**

(This was taken out of agenda sequence so the Chief could answer questions raised by the affected homeowners)

Chief Banks thanked the Board for its support of the police department and for the good turnout. In addition to the 911 Anniversary remarks, he also gave a special thank you to CC Estates Homeowners association for its support over the years, both with thoughts and prayers and for its financial support of the Police Department's special programs.

The Chief reported that from January 1 to September 8, 2021, law enforcement responded to 89 incidents in Country Club Estates. Of the 89, 67 were coded as "other" and included false alarms, public assists, parking, medical/animal issues, 911 disconnects, construction complaints. Most of those requests happened on Mondays between 4 & 7 p.m. Of the remaining 22, 5 were for suspicious person/vehicle, 9 were noise complaints, 2 domestics, 2 vandalism/criminal mischief, 1 theft (chair covers from porch), 2 disorderly conduct.

The City of Rehoboth in general is pretty safe. Most of the issues in the city have been hit & runs; domestics; with the biggest increase being alcohol & narcotics issues. They are seeing more homeless people in Sussex County. With that in mind, his take-away for the community - "lock your doors," most theft is a crime of opportunity. The Chief also encouraged members to call when we are going to be away for a period of time. That's what they are there for – they're happy to help, check the home, answer questions.

The Chief wanted us to be aware of 2 upcoming events in October in Rehoboth as part of the National Coffee with a Cop initiatives for people to get to meet those who safeguard our community.

October 6 from 11 am to 12 pm – "Coffee with a Cop" to be held at Starbucks. Join them for questions, concerns, just to say hello. Meet your local enforcement.

Save the date – “Faith in Blue” – 10/8 - 10/ weekend event. Will be working with other local departments, will include a movie on Friday, Habitat for Humanity on Saturday, and a service with local churches on Sunday.

Traffic Issues:

He then went on to address the traffic questions. From January to now, there have been 28 stop sign violations, actual citations; 54 people were cited for speeding.

He reported that the police have conducted 3 separate speed studies, which showed that the average speed was 23 mph and including higher speeds (29-30 & higher), only averaged 29 mph. He did not discount what homeowners observed but indicated that he had limited personnel because not everyone is trained on radar and therefore, it is hard to have an officer be “on site” for extended periods. Most officers will give 10 mph before issuing a citation.

He felt CC Estates is one of the only areas in the city that is strictly residential, so he has instructed his offices to reduce that 10-mph leeway and is the reason for more citations issued in the last month or so.

In addressing specific requests such as stop signs, digital speed readers, speed bumps, the Chief is willing to entertain them if most people are on board. He would seek funding which is available if the community desire is there. The main problem with any of these devices is “where” they go and in front of whose home. A lengthy discussion occurred.

Chris Galanty – (303 Munson) – grateful for digital reader; thinks a permanent fix is needed like the electronic signs on Hickman. Chief Banks indicated that they are not actually in the right areas – had to be moved 3 times due to homeowner complaints. He repeated that the real issue is where these signs go. He is willing to get the grants but will need to work with the community as to their placement.

Andy Undorf – (332 State & Hickman) voiced concern about the need for crosswalks at State Road since more pedestrians/bikes are coming into Rehoboth that way. The Chief indicated that there are plans for Munson & Grove within the year. There is state funding for either a crosswalk and/or stop/yield light. A crosswalk at Hickman may also be in the works

Karen Brandt – (316 Hickman) questioned whether there could be stop signs placed at mid-block on Munson where the city easements are.

Ethan Thomas – (328 Hickman) felt speed bumps better than stop signs. Says cars do not stop at the new stop sign on Hickman. Besides, stop signs take away parking spaces

The bottom line is that the Chief is willing to work with us, but he needs the input of the association and the community.

After a more discussion a consensus was reached by those present, and a motion was made by Lorraine Zellers and seconded by Frank Lacey to create a survey to assess community interest in traffic calming devices especially for Hickman & Munson Streets. The motion was carried. The President of the Board will form a committee and invite interested parties to get information and bring it back to the Board. (Ethan Thomas, John Turney, Jim Apistoles, Chris Galanty).

C. Request to Dissolve/Disband CCEPOA association

Homeowners Tom McGlone & Andy Meddick (Laurel Street) made this request. They feel that the association is out of date and no longer needed. An email from Frances Kelleher (Stockley) raised a similar question.

Vice-President Brandt read the email as Ms. Kelleher was not in attendance.

- Can dues be made voluntary – No but the board can establish the amount each year, i.e., dues were waived for the 2020 membership year.
- Can we waive dues for senior citizens – No as the Board does not want to get into people’s financial records, etc.
- Can CCE secede from City of RB – No
- Can CCE disband the association – Yes. The bylaws state that it would take a vote of no less than 60 percent of lot owners, must be in a written, one vote per lot, and 100% of the lots must respond.

Barry then turned the floor over to Tom McGlone who was present to make his case for disbandment. Tom felt that the Board is not doing what is required by the bylaws. He said that as an organization, we cannot be selective, especially when we are collecting money. He did not feel that we were enforcing the covenants as written, the website was not being maintained, communication was lacking, etc. He felt that there should be a question added to the traffic survey to see how the homeowners felt about it, whether its mission is being legally carried out. He also indicated that he had checked with an HOA attorney who did not feel there was an issue with our deed language that everyone must be a member of the association. A lengthy discussion ensued.

Susie & Mark Schutz – (334 Hickman) new owners questioned whether any of the dues money was tied to maintenance, common areas, i.e., the park. Director Zellers indicated that there were no common areas. She also indicated that the association had not been operating as an “enforcement” agency for many years because the City now handled any code violations, building plans.

Charlie Brown – (224 Country Club) “The association can’t trump the City”.

Greg Pannoni – (311 Laurel) Reported that conversations w/Gary Glass about how monies are disbursed.

Tom McGlone – (320 Laurel) wants to make his own donations

Kathy Lupinacci – (333 Country Club) felt that there should be an explanation of what is currently being voted on that goes with any survey to homeowners.

Cody Quig – (317 Sandalwood) Strongly disagreed with disbandment, feels that we need organizations like this to give us a “voice” when the city is making decisions.

Karen Brandt – (316 Hickman) Not necessarily disband but look at what we are supposed to be doing, how/why funds are being disbursed and make changes. Feels communication is the best part of an organization. We currently do not have an extensive email system – needs homeowners input to bring it up to date.

Virginia Dailey – (401 Country Club) Has seen this association as an advocacy group. Has worked with organizations like this – need to change the covenants to be more relevant – does not feel that this would be so hard to change. She would be willing to help.

Fritz Schranck – (304 Hickman) Questioned whether the Board could appoint a committee to review the bylaws and come back to the Board with recommendations? He did not feel that this would be as onerous as Mr. McGlone indicated. He is an attorney and would be willing to help.

Susan Gay – (316 Country Club) – Says the things that the association does not do are the very things that people hate about HOAs. Feels that this group is worthwhile – brings information to the community and from the community. As a commissioner, she has talked to many residents who feel we are lucky to have an association to speak for us.

Chris Galanty (327 Munson) – feels that this should be separate survey from the traffic survey.

Director Zellers stated that the Board is composed of “volunteers” – no one is paid, we do this for the community. It’s been particularly hard this year as we are missing 2 members. We want people’s input and want more individuals to join us. She sees this as an advocacy group. There are 330+ homes here which is certainly more powerful than a single voice. It will not come back if you lose it.

After the discussion ended, there was consensus that association was valuable, that the bylaws be reviewed to see what changes should be made to better reflect what we want the association to do.

A motion was made by Frank Lacey and seconded by Karen Brandt to appoint a committee of non-board members to review the by-laws and report back to the Board with recommendations/plan to move forward. Additionally, the Board is not to *make charitable contributions until this has been resolved. The vote to approve was unanimous.

Subsequently, the President of the Board will appoint a committee to review the bylaws and report back with their recommendations, **NOTE: At its Board of Directors meeting on 10/10/21, the Board realized that it must still address operating expenses as the motion was adjusted to reflect that,

D. Election of Officers

Barry Brandt then proceeded with the slate of nominations for the 3 open board positions. He indicated that the bylaws state that candidates be present to stand for election. As there were only 3 of the candidates present, John Welch, Frank Lacey, Susan Wellner, an election was not necessary. The new board members were approved unanimously. All three were thanked for their willingness to serve.

A motion was made to adjourn the meeting at 12:40 p.m.

Respectfully submitted,

Bonnie Walker/Lorraine Zellers
For Secretary Drew Woodall