

COUNTRY CLUB ESTATES PROPERTY OWNER'S ASSOCIATION  
ANNUAL MEETING AND PICNIC  
SEPTEMBER 9, 2023

**Approved 09/07/2024**

Having given notice as to the date, time and place of the annual meeting to association members, the 2023 Annual Meeting of the Country Club Estates Property Owners Association was called to order at the Grove Park Pavilion on September 9, 2023, by Board president Barry at 11:13 a.m. who then led the group in the pledge allegiance.

**Welcome & Introduction of Board Members**

He introduced the Board members and officers:

President	Barry Brandt
Vice President	Frank Lacey
Treasurer	Susan Wellener
Secretary	Lorraine Zellers
Director	Bonnie Walker
Director	John Welch (absent)
Director	Pat Sykes

**Review and Approval of 2022 Minutes**

Lorraine Zellers, Secretary, presented the minutes of the September 10, 2022, annual meeting for approval. A motion was made to accept the minutes by Virginia Dailey and seconded by Karen Brandt. The minutes were approved without objection. Hard copies of the minutes were available at the meeting and are posted on the CCEPOA web site.

**Committee Reports**

**OLD BUSINESS**

**Finance Committee**

Treasurer Report

Susan Wellener, Treasurer, announced that dues assessments were reinstated for 2023 and so far, collections have been good. She said 70% of the 2023 dues had been paid. She summarized the expenses for 2023. The Treasurer's Report is available on the web site.

She announced that dues for the 2024 year will be set at \$20 per household. A motion was made and seconded to approve the Treasurer's report.

**Communications Committee**

Dues Mailings

Lorraine explained the reasons for the multiple letters sent to members about the dues. She reminded those present that dues were waived in 2021 & 2022 due to COVID and that it was announced at last year's meeting that dues would be reinstated in 2023. Subsequently, the 2023 dues mailing went out on April 1 to **all** property owners **for the current year**, with a note that any *past due* amount would be billed separately. This decision was made to allow our new treasurer to review the database and ensure that the past-due amounts were correct.

For the benefit of any new owners, Lorraine provided a short history of Country Club Estates which was originally a 9-hole golf course. When the property was developed in the 60's and 70's, legal

documents were filed with the State of Delaware and Sussex County to establish the community with the normal regulations and covenants. She explained that the covenants associated with properties in CCE are unique in that they state that owners are automatically members of the association and subject to the dues. Membership is not voluntary, but a mandatory obligation as stated in our deeds.

#### Website

Lorraine reported that the website is updated and expanded. Links to several sources of City news and services are on the site. She asked for suggestions and comments to make the site more relevant to the community.

### **NEW BUSINESS**

#### **Rehoboth Beach Library Task Force**

The Board appointed Bonnie Walker to represent CCEPOA on the Task Force established by the Rehoboth Beach Library Board of Trustees to plan for renovations in the Downtown Library and the plans for a second location on Warrington Road. The Task Force provided input to the Trustees regarding the programs and resources wanted at the Downtown Library. The Task Force will review the architectural plans at a meeting in the fall. Additional meetings will be convened to make recommendations for the second location. Fund raising will be required.

#### **Property Committee**

##### Property Research

Barry reported that there were several updated addresses and new owners. Some changes noted:

- 1) Two lots reestablished on Munson. (323 & 325)
- 2) One lot on Laurel, now two lots due to sale of house and lot. (328 & 330)
- 3) Ownership changes, 14 property changes.
- 4) Title companies and real estate notification

Pat Sykes is developing letters to area title companies and realtors to inform them about the association membership dues obligation since it has come to our attention that many are not aware of this requirement when going to settlement,

The Board has subscribed to Constant Contact at \$99 at per year to aid in Communications with the members. Barry reported that it was a good investment and that it is being used by our members.

#### **Board of Directors Elections**

Frank Lacey then presented the slate for this year's board elections. Board members serve for 3-year terms.

Barry Brandt and Bonnie Walker were up for election and agreed to run for an additional term. Pat Sykes had been appointed in October 2022 to fill a vacancy and was seeking approval to complete the 3-year term. Vice president Frank Lacey asked for a motion to accept the slate.

A motion was made and seconded to accept the slate and was approved without objection.

Frank encouraged everyone to become involved and asked for participation on committees.

#### **Community Activities**

##### Spring Meet & Greet

The Board organized an inaugural Meet ‘N Greet on April 15<sup>th</sup> at the Tom Zellers Pavilion. It took place after a regular board meeting. Coffee and donuts were provided. It was another opportunity for neighbors to meet and many new faces attended. Because of its success, it will be repeated annually.

### Community Yard Sale

A suggestion had been made to the Board to organize a community yard sale. The board will be pursuing this dependent on community interest and participation. Honore Hoy volunteered to help with this endeavor.

### **Guest Speakers**

Barry welcomed Mayor Stan Mills who was in attendance He then introduced the speakers for the afternoon, City Manager, Laurence Christian and Chief of Police, Keith Banks.

**City Manager Laurence Christian** explained that he had recently resigned for personal reasons. He reported in full regarding activities going on in the City.

- [Reachout.cityofreboth.com](http://Reachout.cityofreboth.com) is a new digital platform that will provide information about City projects and a way to offer feedback.
- Federal regulations mandate backup flow prevention. City property owners are designated as high to low risk. Owner action will be required as this moves forward. More information is available on City web site.
- Many capital improvement projects are happening such as renovations to Beach Patrol, Streetscapes and others. All of Rehoboth Avenue will be repaved. Storm Management plans continue. The State Road Pumping station is under construction. The City is replacing water meters.
- The City has a large staff of people including Directors of Licensing, Public Works, Communications. Meetings are online. Dates and other information are available at the City web site.
- A lively question and comment period included topics such as: The permitting process needs streamlining, tree code issues, Canal walkway, and others.

### **Rehoboth Chief of Police Kevin Banks**

Chief Banks reported that the City remains very safe. He provided a copy of his presentation which will be posted on the website. He said there were 82 police calls, 19 EMS calls and 9 Fire Department calls. For a complete breakdown, see his report on the website.

Still, he said that the question always comes back to speeding, particularly on Munson Street. He proceeded to give the traffic/speed counts. Some striking figures show that from February 21 through August 31, 2023, there were 88,159 vehicles going westbound and 88,281 going eastbound.

He reported that improvements have been made, i.e., more enforcement this year, placement of silent policemen, installation of center lines. He feels that it has worked. Interestingly, he said a City study showed only a few instances of cars exceeding the speed limit on Munson Street

He reported that the Police was fully staffed this year. Police training now includes use of body cameras. They saw a spike in opioid overdoses. The police all have Narcan. They are seeing more homeless (27 identified).

There is a junior lifeguard program, but recruiting lifeguards has been challenging due to high cost of housing. He said that the RB lifeguards participated in the MidAtlantic Contest and came in second. They made 112 saves and 102 assists over the summer.

**Next CCEPOA Annual Meeting:**

Date: 9/7/2024

Time: 11:00 am

Place: Grove Park

**Upcoming Board Meeting:** September 24, 2023 (Election of Officers). Results will be posted on the web site along with minutes of Board meetings.

The meeting was adjourned at 12:30. Lunch was served. Lunch this year was purchased from Sunny Bay Café on Rehoboth Avenue.

Respectfully submitted,

Lorraine Zellers, Secretary

Bonnie Walker, Director