

COUNTRY CLUB ESTATES PROPERTY OWNER'S ASSOCIATION
ANNUAL MEETING
SEPTEMBER 7, 2024

Proposed Meeting Minutes for approval at the September 2025 Annual Meeting

Having given notice as to the date, time and place of the annual meeting to association members, the 2024 Annual Meeting of the Country Club Estates Property Owners Association was called to order at the Grove Park Pavilion on September 7, 2024, by Board president Frank Lacey at 11:10 a.m. who then led the group in the pledge of allegiance.

Welcome & Introduction of Board Members

He introduced the Board members and officers:

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

Review and Approval of 2023 Minutes

Lorraine Zellers, Secretary, presented the minutes of the September 9, 2023, annual meeting for approval. A motion was made by Frank Schrank to accept the minutes. The motion was seconded by Russ Williams and approved unanimously by the members. Hard copies of the minutes were available at the meeting and are posted on the CCEPOA website.

OLD BUSINESS

Finance Committee

Treasurer Report

Frank Lacey presented the annual treasurer's report prepared by Susan Wellener. Copies were available and distributed to the members. Frank indicated that after expenses, the association's balance was healthy at approximately \$14,500. A discussion ensued about dues and the difficulty in collecting them, including placing a lien on the property and the pros and cons of doing so. Lorraine reported that a past due mailing for 2024 dues would be done in the Fall. Jane Myers made a motion to accept the report. The motion was seconded by Mark Saunders and approved unanimously.

President Lacey announced that dues for 2025 will continue to be \$20 per property. Dues notices will be sent in the spring of 2025. Next year's annual meeting will be on Saturday, September 6, 2025.

Communications Committee

Website

Lorraine reminded everyone about updates that have been made to the CCEPOA website. She invited members to visit the site for news about the community and Board activities. Minutes and Treasurer reports are posted at the site. The website address is www.ccepoa.org

She asked for any suggestions or comments to make the site more relevant to the community.

CCE COMMUNITY EVENTS

Spring Meet & Greet

Lorraine reported that the second annual Meet and Greet took place at the Tom Zellers Pavilion on Saturday, April 20, 2024, following the Board of Directors regular meeting. Coffee and donuts were available to members of CCE who came by to meet their neighbors and chat with Board members.

She invited suggestions on ways to make it a more well-attended event, including possibly changing the date to early May.

Community Yard Sale

Lorraine reported on the first annual community yard sale that took place on Saturday, April 27, 2024. She gave a shout out to Honore Hoy, one of our members who worked closely with the Board to organize this event. Approximately 20 properties participated.

Although the weather did not fully cooperate and there were several competing yard sales going on in other communities, the board received enough positive feedback and suggestions from our community that it will be repeated in 2025.

Several suggestions were received and will be implemented next year, i.e. shortening the time from 9 to 12 noon, including directions with the Gazette ad, changing the date to early May.

Rehoboth Beach Library Update

Lorraine reported that the Rehoboth Beach Public Library will remain at its current location on Rehoboth Avenue and the building will remain on all three lots. Renovations will begin in late 2024 or early 2025.

Lorraine thanked CCEPOA for the generous donation (\$1000) to the Friends of the Library that was used as seed money to support the Friends annual raffle. She indicated that the event raised almost \$14,000 which was a huge return on that money. She reminded everyone that all of the funds raised will be spent on books, periodicals and media, as well as the many adult and children's programs the library holds. She also explained that while the library receives funding from the county and state governments, these funds cover only operating expenses.

Constant Contact

Barry Brandt then gave an update on Constant Contact. He explained that it is an electronic tool being used by many organizations like the Historical Society and the City to send out mass emails. We purchased it a year ago as a trial for \$99 (11.44 p/mo) and it has proven to be a better way to reach our community members and to provide information and gain feedback.

Due to the rising cost of postage, Barry hopes it will provide a more cost-effective and efficient means of collecting annual dues.

NEW BUSINESS

Board of Directors Elections

Barry Brandt chaired the Nominating Committee as the terms of 3 board members were set to expire this year. A request for nominations was sent via Constant Contact and posted on the website and community bulletin board. However as of this meeting, no names have been forthcoming. Barry approached the expiring board members, who agreed to serve for another 3-year term.

The nominations for the Board were:

Frank Lacey
Susan Wellener
John Welch

Lorraine Zellers made a motion to accept the slate as proposed; Pat Sykes seconded. The members approved the nominees unanimously.

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

Items for future consideration

Amanda Mullins, CCE resident, suggested that the Board help with the installation a Free Library for Stockley Park Tot Lot. The cost she estimated to be \$600.

There was general agreement that this was a wonderful idea. Further investigation is needed to determine if the City will permit this. The Board will discuss the proposal at the board meeting in October.

Guest Speakers

Presentation by Rehoboth Chief of Police Kevin Banks

President Frank Lacy welcomed back our guest speaker, Police Chief Keith Banks to give us a “state of the city” report.

The Chief discussed police activities in the City of Rehoboth Beach and in CCE specifically. He covered topics including the department’s preparation for President Biden’s visit, crowd control at the bandstand and ways to mitigate issues there, traffic safety initiatives in CCE as well as in the city in general.

In addition, he described some initiatives that will begin in the next few months.

- September 20 – Commissioners’ meeting – the Police Dept will be highlighted
- October 18 – Commissioners’ meeting – Presentations by police department, dispatch center, and beach patrol on how the summer went
- November 13 - there will be a “Mass Casualty” live training event” from 6 pm to 10 pm at the bandstand and utilizing the elementary school with transport to the hospital. Police, Fire, EMT will be involved
- Police Advisory Committee – mandated by HB206 which was signed by the governor last year. Its goal is to improve two-way communication between the city, its residents, businesses and visitors.

At the minimum it must include 1) a resident; 2) a religious leader from the community (required by law); 3) a member who has been impacted by the juvenile or adult criminal justice system; 4) a member of the business community; and 5) a member of the local community-based social services organization (by law).

His hope in October. By law 20 hours of training required. More information on this will be forthcoming in the next few weeks.

The meeting was adjourned, and members enjoyed a picnic lunch

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

Next CCEPOA Annual Meeting:

Date: 9/6/2025 Time: 11:00 am Place: Grove Park

Upcoming Board Meeting:

10/5/2024 (Election of Officers) – results will be posted on the web site as well as minutes of Board meetings.

Respectfully submitted,

Lorraine Zellers, Secretary

Bonnie Walker, Director