

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION (CCEPOA)
BOARD OF DIRECTORS MEETING
April 20, 2024

Approved 05.11.2024

Call to Order

President Frank Lacey called the meeting to order on April 20, 2024, at 9:05 a.m. at the Tom Zellers Pavilion @ Stockley Park.

Roll Call

Board members present:

Frank Lacey, Pat Sykes, John Welch, Susan Wellener, Bonnie Walker and Lorraine Zellers attended in person. Barry Brandt joined via conference call. Frank stated that we had a quorum, and the meeting would proceed.

Review of Minutes – January 20, 2024

Lorraine Zellers distributed the draft minutes for the regular meeting on January 20, 2024. As there were no corrections, Pat made a motion, seconded by Barry and John, to approve the minutes as presented.

Treasurer's Report

Susan presented the treasurer's report through 2024. She stated that it was updated, but that Bonnie had collected a few more deposits; they planned to meet the next day to further update. Included with the treasurer's report was the Wix report showing online payments totaling a little over \$1000. All were amazed how much Wix had been utilized. Including the \$3000 in CDs recently transferred to M&T, there is about \$12,000 in the association's account.

OLD BUSINESS

Delinquent Properties Status Report, including letters to agents, etc.

Bonnie noted that there were only 9 returned mail pieces – most appeared to be on State Road. Lorraine reported that she had not sent mail to any new addresses yet but would do so once the spreadsheet is updated.

Frank asked how many checks had been received: Bonnie noted there were 125 checks plus 55 payments on Wix, so about 57% of homeowners paid current dues.

Discussion then ensued regarding the current number of delinquent properties – about 40 who have been consistently delinquent for many years – and how to handle them.

Update on Change of Banks

Susan indicated that she was still having problems getting into the M&T bank account online and will work with Barry to straighten it out as he does have access.

Community Yard Sale

Frank saw the ad for the yard sale – said it was a good ad.

Barry indicated that he sent reminder emails through Constant Contact; Lorraine had posted information on the website and on the community bulletin board. There seemed to be more interest evidenced by the emails Barry had been receiving.

Lorraine purchased reusable signs from Amazon that could be placed at the entrances to our community. She and Susan agreed to do this on Friday before the event.

Questionable Properties – State Road, Country Club & Scarborough

There was continued discussion regarding owners who maintain their belief that they are not part of Country Club Estates. Frank and John will continue to investigate the titles for these properties and send appropriate letters to the homeowners with copies of the titles.

NEW BUSINESS

Charitable Donations

Lorraine presented the request from the Friends of the Rehoboth Beach Public that CCEPOA again sponsor the Friends 4th Annual Daily Raffle to benefit the library. She reminded everyone that the library is staying in town and continues to need support to maintain the quality we expect.

Frank indicated that he had received input from property owners who questioned why we are only giving to the library.

Bonnie commented that we need a budget and a plan for how to spend the community's money and other possible charities we could support, i.e. Fire department, historical society, updating Stockley Park, adding electricity to the pavilion.

Lorraine agreed that this was necessary but asked that we decide today about the library as the timeline was short. Susan made a motion, seconded by John to approve the request to sponsor the Friends request in the amount of \$1000 now. The motion carried unanimously.

Going forward, Barry will draft an email to property owners listing some of the board's suggestions and requesting their ideas for further charitable donations.

Next Meeting Date - **Saturday, May 11, 2024, at 9:00 a.m.**

There being no further business, the meeting was adjourned at 10:04 a.m. for the Meet & Greet party that followed.

Respectfully submitted,

Lorraine Zellers
Secretary