

COUNTRY CLUB ESTATES PROPERTY OWNERS ASSOCIATION (CCEPOA)

Draft Minutes

BOARD OF DIRECTORS MEETING

January 20, 2024

Approved 04.20.2024

Call to Order

President Frank Lacey called the meeting to order on January 20, 2024, at 1:35 pm at the Zellers home, 308 Stockley Street.

Roll Call

Board members present:

Frank Lacey, Barry Brandt , John Welch, Susan Wellener and Lorraine Zellers attended in person. Pat Sykes joined via conference call. Bonnie Walker was absent Frank stated that we had a quorum, and the meeting would proceed with an agenda change , i.e., the community yard sale discussion would occur first to accommodate a guest speaker.

Community Yard Sale (taken out of order)

Lorraine then introduced Honore Hoy, a neighbor who agreed to chair the community yard sale via conference call.

Lorraine reported that tentative dates for the yard sale were April 27, and the rain date on April 28 and that the City's bulk pick-up takes place beginning April 29 through May3.

Honore indicated that hosting a community yard sale was not complicated, but relatively easy. She discussed that an ad should be placed in the Gazette 3 days before the sale. Usually, the cost for a brief ad was a one-time fee of about \$19. She said there were several ways to sell items, i.e. buyer makes an offer, seller labels everything or sells by categories, etc. If something is valuable, the seller should research the cost on Craigslist, eBay, etc. Barry reminded all that the Gazette publishes twice a week and should more than one ad be placed. Honore volunteered to contact the paper about when to place the ad and prepare a draft ad for the board to review.

Honore questioned whether we know how many families would participate and stressed that it's important to have a good turnout to make it worthwhile for everyone. Barry will send an email through Constant Contact to gauge interest. Lorraine will also post details on the website. Barry questioned whether there was a minimum number of participants.

Honore recommended a few signs on State Road, Scarborough with arrows pointing towards the community – Honore is willing to make and install the signs.

Some suggestions for sellers – use fanny packs rather than a lockbox; good to have \$100 in dollar bills to make change, also suggested having 2 people. Frank questioned how the buyers would know which homes are participating, i.e. signs, etc. Honore was willing to talk to anyone who might have more questions.

Frank then asked for a motion to approve the sale and to budget \$100 for expenses. Motion was made by John and seconded by Barry to move forward with the event as described and was carried unanimously.

Review of Minutes – November 4, 2023

Lorraine Zellers distributed the draft minutes for the regular meeting on November 4, 2023. As there were no corrections, Barry made a motion, seconded by Pat and Susan, to approve minutes as presented.

Treasurer's Report

Susan presented the treasurer's report through December 31, 2023, but indicated that Bonnie had deposited a few more checks which were not included.

Barry noted that the current Excel spreadsheet showed only 44 properties who had outstanding dues. This number also included properties who questioned their membership in the association. All agreed that the second mailing was a success.

John presented his receipt for paying the WIX account last year in the amount of \$24.85.

Barry was happy to see that the balance was coming up. Frank questioned what balance was too much. John indicated we would need funds in the event there was any litigation.

OLD BUSINESS

Update on Change of Banks

Frank requested an update on the M&T account. Susan reported she's been working with the bank and confirmed that this is a checking, not a savings account with a balance of approximately \$3,800 give or take. She indicated that there are no fees and transferring monies to M&T would be straightforward.

Discussion ensued about closing the Applied account and transferring funds to M&T and the feasibility of investing some of this money in CDs which are now running at 4-1/2% and. Susan is willing to go ahead with the transfer and with purchasing the CDs. Frank suggested purchasing CDs in the amount of \$1000 for 12, 18 and 24 months.

Frank made a motion that we close out the Applied Bank account and transfer monies to M&T and give Susan the authority to use her discretion to purchase 3 CDs in the amount of \$1000 each.. Pat seconded the motion, which was approved unanimously,

John reminded everyone that postage is going up and suggested that we purchase stamps for the dues mailing now. Lorraine will purchase stamps for 300.

Lorraine asked for input on whether to include the treasurer's reports on the website as a question was raised by a property owner. The consensus was it was not necessary, except for the annual treasurers. Lorraine will add that to the website.

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

As noted by Barry previously, there are now only 44 properties that have outstanding dues. It was agreed by all that the 2nd past due mailing was successful.

Frank reported that he had delivered the letters to the local firms. Pat reported that she had hand-addressed and mailed letters to the real estate agents on her list.

Dues Mailing

Frank asked when we should send out this year's dues mailing and whether the dues amount should be adjusted and perhaps lowered. The board felt that dues should remain as is.

Lorraine reported that last year's mailing took place on April 1st which would not work due to Easter. The decision was to confirm the Saturday after Easter, which is April 6 as the date of the upcoming mailing.

Discussion then centered on whether to send individual letters again. Lorraine said that it was a way to get information updated. She will look at the past dues letter, which was 2 pages, but a single page was used for the past dues mailing. She will review & send the board samples for their input.

Spring Meet & Greet

The board confirmed that the 2nd annual Spring Meet & Greet would take place after the regular meeting on April 20th at 10:00 a.m. , rain or shine, in the Tom Zellers' Pavilion at Stockley Park.

Frank felt that we should appropriate a budget for the meeting. The consensus was to approve up to \$500 for the event. Barry made a motion, seconded by John, to approve this amount which was carried unanimously.

Barry questioned whether we should purchase donuts from a local merchant. Lorraine and Susan said that based on last year's event, it was very difficult to "buy local". Bonnie tried a local bakery, but it was cumbersome to work out the details. The board felt that it was reasonable to use Dunkin again.

Questionable Properties – State Road, Country Club & Scarborough

Frank introduced the topic of lots that still questioned their membership in CCE and their requirement to pay dues as it was challenged again by a property owner on Scarborough whose deed did not reflect language indicating either membership in the association or being subject to dues. The lots in question were 1-8 on State Road and 9 - 17 on Country Club Drive.

The issue arose because at one time certain properties were removed from Country Club Estates and later put back in by Serka. We have records certifying that. Frank could not personally verify this or see where their deeds substantiated our claim. He said that while Sussex County has always

included these properties in CCE, it did not show them as being subject to the covenants by their deeds.

John reported that he had thoroughly investigated these properties in the past and could corroborate that their deeds did indeed show them as being subject to our covenants. He explained the process he used which was different from Frank's and showed how the chain of title could be traced back to the beginning of the community.

Now that the process has been established, there is a way forward. It was the consensus of the board that if the chain of title did show their inclusion and requirement to pay dues, a screenshot of that page would be sent to any challenger.

NEW BUSINESS

Charitable Donations

It was decided to table this discussion until our next meeting in April as it would be good to have more input from the community.

Next Meeting Date - **Saturday, April 20, 2024, at 9:00 a.m.**

There being no further business, the meeting was adjourned at 2:55 p.m.

Respectfully submitted,

Lorraine Zellers
Secretary