

COUNTRY CLUB ESTATES PROPERTY OWNERS' ASSOCIATION (CCEPOA)

Board of Directors Meeting

July 16, 2022

(Approved August 20, 2022)

President Barry Brandt called the meeting to order on Saturday, July 16, 2022, at 9:05 a.m. at the Tom Zellers Pavilion.

Present at the meeting were: President Barry Brandt, Treasurer Susan Wellener, and Directors Frank Lacey and Bonnie Walker. Vice-president, John Welch was absent

The minutes of the meeting of May 21, 2022, were reviewed . Barry requested the addition of a statement explaining in more detail why we decided not to modify the covenants section of the bylaws.

Again, Frank reviewed the research his committee had done. He explained the process that is required to make a change to the covenants and the percentage of property owners who would need to participate, i.e., contacting all 300+ property owners and getting a 60% response showing either approval/disapproval.

The board felt that there was very little chance that this would be feasible, could be done in a reasonable period of time, nor would it be useful. In addition, the covenants that address building codes have already been superseded by the City of Rehoboth. Frank further explained that it only requires a simple majority of the directors to change or modify the By-laws.

So, with that in mind, the Board, at its May 21st meeting, directed the committee to leave the covenants as they are and to focus on modifying the By-laws, specifically making changes that would enhance our association.

Lorraine will add the summary language discussed today to the minutes of May 21st and send it back to the Board for further review and final approval.

TREASURER'S REPORT:

Susan presented an informal treasurers' report, a 3-page print-out showing our current financial picture. She apologized that there was not a formal report due to the power outages that were still prevalent in her area.

Applied Bank - \$6300 balance. There isn't much activity no dues are being collected After several phone calls, she has finally had the service charges refunded.

She reported that the Tax return is due 10/15/22 and she has no concerns . She received a WIX invoice which is being charged to John's credit card – he will be reimbursed at next meeting.

The M&T account has a \$3800 & she questioned whether we should do anything with it. It is a checking account, there are checks. The last activity was in 2011-12. There are no service charges

in this account. A discussion ensued concerning pros and cons of closing the account and transferring funds to Applied, versus keeping the account and perhaps putting the monies into some type of CD. As there are no service charges, there is time to look into options.

Lorraine made a motion that Susan investigate moving the M&T funds into some type of CD and giving Susan authorization to determine the best option. Frank seconded the motion which passed unanimously.

COMMITTEE REPORTS:

OLD BUSINESS:

By-laws Review Committee:

Frank reported that after the Board decided not to deal with the covenants, the By-laws were streamlined although there were some things that need to be addressed, i.e., standing committees that are listed but we no longer have. Frank's committee questioned the need for any standing committees, list of duties, etc.

Frank presented language that would allow for a more reasonable approach to make changes and will prepare a draft that can be used to make a redline version of the By-laws showing recommended changes that can be distributed at the Annual Meeting.

Lorraine and Bonnie will prepare a document showing existing and proposed changes for review by the Board at the next meeting (August 20, 2022).

Traffic Committee

Traffic issues remain on-going. Frank reported that property owners on Munson spearheaded by Chris Galanty have dealt with their situation by purchasing and placing their own signs to slow traffic. Chris also attended a meeting of the City's Streets & Transportation Committee, where he suggested some traffic calming measures including, installing speed limit signs, double yellow lines, yellow squares in front of resident driveways, digital reader signs and bump-outs. Barry questioned whether the speed flashers could be moved from Hickman to Munson. . Lorraine reminded the Board that the Chief said he would be willing to work with us for additional flashers as long as we had buy-in from the homeowners. Frank indicated that he had 2 residents who would agree to having the flashing signs, but they are not in the appropriate spots

Ultimately, Barry questioned what type of report he should present at the annual meeting in Frank's absence. In summary, there were four volunteers who met a few times. To date, the signs placed on Munson seem to be effective. Barry will thank and acknowledge Chris' efforts on his street. Frank proposed placing them in other places. To date, there are no solutions, but this committee will remain in effect to further discuss this ongoing issue.

Annual Meeting/Picnic (9/10/2022)

Barry reported that he has a permit from the City to hold the picnic.

The Board approved a budget of \$1,000 for food and beverages for the picnic which will be again furnished by Catchers. We estimated for 60 people, up from 45 last year. Lorraine and Barry will confirm the date with Roland at Catchers as we get closer to the event.

As far as notices, Barry will send a “save the date” email at the end of July with information about the meeting, picnic, and election of Board members.

Barry and Lorraine will again prepare postcards to mail to property owners, including homes on State Street previously not included, as per the attachment with Barry’s report. The postcards will provide notice of the annual meeting.

Barry will post the signs announcing the Annual meeting at the usual locations. We will also post the invitation on the community bulletin board at Stockley Park.

It was decided to have speakers at this year’s meeting. Barry will invite the Chief Banks and the Acting City Manager to speak at the annual meeting.

Lorraine and Susan will purchase tablecloths and table decorations, i.e., mums for the tables. Susan will bring a karaoke mic and Lorraine will bring a flag.

Our next meeting is on August 20th. We tentatively agreed to meet at Lorraine’s home to affix labels, stamps, etc.

Working with Rehoboth Beach Homeowners Assn

We agreed to table this discussion for a future date,

Inclusion of Properties in Country Club Estates

Barry reported that John did extensive research on properties who questioned their inclusion in Country Club Estates. Barry presented a map today reflecting this research.

- Blocks 9, 2-11 noted in blue - all are in CCE and included in dues and mailing lists.
- Block 10 lots 1-17 circled in red – property research indicates that they are in CCE, but historically have not been included in either mailing/dues list with one exception.

Discussion – what do we do now? How do we approach them after so many years. Susan & Bonnie suggested that we invite them to the picnic and see how they respond. Bottom line, Barry does not have their mailing addresses. Susan volunteered to investigate, i.e., get their names, addresses, email & phone numbers, and report back. The plan is to include them on our current spreadsheet. Barry proposed that we begin the current year with a “clean spreadsheet” having one master which will be updated periodically.

Bonnie made a motion that we work on this at the August 20th meeting, Susan seconded and the motion passed.

With that in mind, he also brought a box of old financial information. Susan and Barry discussed what and how long they should be kept – the decision was made to destroy finance records, i.e., old checks, bank records, etc. earlier than 2014. Susan indicated that that information could always be retrieved online if needed. Ultimately, it was decided that we would hold a “working meeting” to review the information on Gary’s USB drive, perhaps as early as the August 20th meeting.

Web /Newsletter/Community Bulletin Board

Lorraine is working on the website but had difficulties getting into the Wix “edit” mode. She will coordinate with John for help. The plan is to upload names of current board and meeting minutes.

Bonnie indicated that she would be willing to work on a newsletter but would need access. After our last meeting, Barry reached out to Susan Gay to see if she would fill the one open position and perhaps manage the website.

NEW BUSINESS

Board Positions for 2023

Barry stated that we need to determine what positions are due to expire. He did approach Susan Gay to fill the current open director position. There are three positions expiring this year. Frank pointed out that the By-laws state that officers are elected at the first meeting after the Annual meeting.

Respectfully submitted,

Lorraine Zellers and
Bonnie Walker