

COUNCIL OF THE DEVON
MINUTE MEETINGS
July 23, 2018

ATTENDANCE: J.Taylor, J. Ortner, S. Idstein, L. Ini, L. Crean, D. Peronti

Meeting called to order by Joan Taylor at 7:00.

Approval of March 26, 2018 minutes. Lidia made a motion to accept the minutes and Jerry seconded it. The motion was approved unanimously.

Manager's Report:

Dino reported the Devon has \$ 92,497.00 in the operating budget, and \$ 646,152 in the reserve budget.

Acceleration Letters: IPS did not send out any acceleration letters. However, one letter is scheduled to be mailed. Five reminder statements were sent, but the amounts in arrears are small.

Late Lists: There are four late fees. In addition, two accounts were being pursued legally. One of those accounts has already paid, and the other is expected to be paid shortly.

Committee Reports:

Building & Grounds:

Parking, Internal Systems, and Exterior Lighting :

Jerry said that the Parking Committee is going to meet this week. Joan wanted the committee to look at designated parking spaces, commercial vehicles, illegally parked cars, towing possibilities, etc.

Jerry also stated that so far the internal systems seem to be in good working order.

Grounds: Pool and Landscaping: Laura reported that Dana and the team of landscapers are doing well; the grounds look good. In the fall there will be a meeting scheduled with an IPS representative, Laura, and Dana to look at the grounds and make decisions about what needs to be done. At this point trees are the problem. Lidi said there are two trees in the back, and Joan noted one tree in the front and one in the back appear dead and will be need to inspected by

Lidia Idstein

Bartlett Tree Experts. Laura assured the Council that problems with the trees will be addressed in the fall. Laura also noted that the bush planted in honor of Bobby was wrong for the space, and the landscaper will replace it. Lidia said she thinks we still need a curtain on the mailroom window to hide the unsightly vent, but Joan thought that perhaps when the new bush is put in, it will camouflage the vent. Jerry noted that the four trees by the cabanas look good.

Social Committee: Sandy said that the Social Committee will meet for the first time this week. The goal is to figure out just what information new residents might need about the Devon community, as well as personally welcome these residents to the Devon. Kathleen does a great job, but what the Social Committee would do is to spend more time with the newcomers. Jerry wanted to know if there would be a final party at the pool during Labor Day weekend. Laura answered that the people who had usually handled the event are no longer doing so.

Old Business:

Cameras: Installation complete. Dino reported that the cameras are up and running. He can access the cameras on his laptop; the quality is clear. Dino also noted that the dog waste removal service will end this month.

Smoke Free Devon Policy: Joan wanted to remind everyone that the Devon went smoke free on February 1, 2018. Those people who were residents prior to the policy were grandfathered. Joan summarized four areas that have been of concern: second hand smoke, smell, discoloration, and cigarette butts. Joan reminded the Council that we cannot dictate what a person does in his or her home if he/she is grandfathered under the current policy. Kathleen puts a reminder in each newsletter asking smokers not to smoke in their bathrooms. Also, people are reporting smoking violations when there is no clear violation of the policy. Lidia noted that she has seen cigarette butts outside the door to the garage. Joan suggested that we put the floating camera next to the door of the garage.

New Business:

Electrical Backup and Emergency Lights: Dino said that the Devon has two generators on two separate grids. Unfortunately, Delmara put both generators on the same grid so that when we had the power failure a few weeks ago, neither feed was working. Dino said that Delmarva has now fixed the problem, so the Devon generators are on two grids.

Paving in front of the garage: Jerry said that we have received two bids for paving in front of the garage. Dino said he worked with both bidders and both are good companies. However, Richards Paving Inc. does use thicker concrete. Dino

said that the work would be done all in one phase, which should take about a week to 10 days, depending on conditions, such as weather. Jerry noted that two weeks is a more realistic time frame. Jerry also said that the biggest concern will be what to do with the 60 cars that use the underground parking lot. He suggested that we explore permission to park our spillover cars with the church across the street, the Medical Arts building on Pennsylvania Avenue, and the Remax building. Jerry also suggested that there might be a possibility to engage Colonial Parking for valet parking, if people want to pay for it. The Parking Committee will meet this week to discuss this problem. Joan called for a vote to have the Richard's Paving Inc. bid accepted. The Council voted unanimously to accept the bid. Joan further noted that the church has been great neighbor over the years in helping us with overflow parking and recommended that the Devon make a contribution to them as thanks

Painting the service area doors: Dino has obtained bids from three companies to paint areas in the Devon. This would include baseboards, trim, hallways, and walls--no ceilings or crown molding. The bids are pieced out so that not all work has to be done at once; the Devon can pick and choose what needs to be done and the order in which it is scheduled. Dino requested that he walk with a Council member to identify the areas in most need to painting and come up with a plan. Jerry volunteered. Lidia said that dog alley needs to have the cracks fixed before painting takes place. Dino suggested a sealant be used.

Policy of access to units: The document concerning access to units was not included in the Council's packet, so Joan tabled the discussion. Joan said she would like residents to look over the document and give feedback in writing. The Council will review this document at the next Council meeting.

Commercial Vehicle parking and signage on vehicle: Jerry read Article 11, Section F of the Rules and Regulations, pertaining to commercial vehicle parking. Joan voiced concern that if a resident has only one vehicle and that vehicle has a commercial license plate, then the resident's vehicle might not be able to park in the lot. Lidia agreed this is a problem. Joan asked Jerry to have the Parking Committee look into this area of concern. Lidia and others agreed that we need to have unauthorized cars towed from the lot.

Consolidation of Checking Accounts: Jerry has been working on consolidating the Devon's nine checking accounts into four. We will have two accounts in one bank and one each in two other banks. This consolidation will save time and money. Some people have suggested the Council look into short term CDs or money market funds.

Adjournment: Jerry made a motion to adjourn the session and Lidia seconded the motion. The meeting was adjourned.