

COUNCIL OF THE DEVON  
MINUTES  
September 24, 2018

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

The meeting was called to order by Joan Taylor at 7:00PM. Before the minutes were approved, Joan wanted to share information with the attendees about paving in front of the garage opening. An owner had suggested that macadam is less expensive than cement and could possibly be used as a cost cutting measure; the Council asked IPS to investigate. IPS found that because of the weight intensity of the trash trucks, and the fact that macadam softens in high temperatures, using macadam is not a good solution to the problem. Therefore, the Council decided to use cement instead.

**Approval of July 23, 2018 minutes.** Jerry made a motion to accept the minutes and Lidia seconded it. The motion was approved unanimously.

**Manager's Report:**

Christina reported the Devon has \$61,640 in the operating bank account and \$718,495 in the reserve bank account.

**Acceleration Letters:** IPS will send out one acceleration letter this month.

**Late Lists:** There are eight late fees. In addition, two accounts are being pursued legally.

**Building & Grounds:**

**Parking, Internal Systems, and Exterior Lighting:**

Jerry spoke about the paving project in front of the garage that will begin October 1, 2018 and will end approximately two weeks later. The ending date is not firm because the project is weather dependent. After the paving is poured, the cement must cure for seven days.

Jerry has contacted B & F Towing Company--New Castle. The number of the towing company is: 302 328-4146. If Devon residents do not have a Devon sticker on their car(s) and are parked without an identifying sticker in the Immanuel Church lot or any place in the Devon parking lot, the car will be towed. There will be strict

*Sandra Idstein*  
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enforcement of this rule. If a resident needs a special exemption because of mobility issues, please see Kathleen.

Also, Jerry announced that the interior of the garage will be cleaned during the paving work. If everyone will work with the Council, Jerry said we will try to make this process as painless as possible.

Lidia said that she had wanted the garage ceiling to also be fixed during this time period. She said that she had noted the problem last year and is very unhappy that the work is not being done simultaneously. Jerry responded that we could not coordinate the two jobs because of lack of time.

#### Grounds:

**Pool:** Laura reported that the pool season was successful and that the pool is closed.

**Landscaping:** Laura and Christina walked the property with a representative from Bartlett Tree Service and Dana, the owner of our landscaping company. Both businesses are continuing to enhance the landscaping and care for the grounds of the Devon.

Lidia said that the sprinkler system should be shut off since the weather has been so rainy.

**Social Committee:** Sandy reported that the Social Committee has met several times. One of the main reasons for forming a Social Committee was to once again (as when Anna Mae Buhul was the welcoming committee) make new residents feel personally welcomed, as well as help them integrate into the Devon community. The committee has produced a document will give new residents important information about the building/rules/regulations, etc. The committee has written a document in the form of questions and answers that include all aspects of life at the Devon. Committee members met with Kathleen to make sure we were imparting proper information. The document has been proofread, and we hope to have it hands of all the residents of the Devon soon. This is the first phase of the Committee. As soon as we have finished the document, we will be ready to contact a new resident. Anna Mae Buhl will be sending the new residents a welcoming letter. In addition, a Social Committee member will meet with new residents to introduce them to the Devon and the larger community, as well as answer questions. We will also periodically holding a meet and greet with groups of new people.

Joan said she would like to change the name of the committee because the word 'social' implies a different meaning to describe the function of the committee.

#### **Old Business:**

**Interior Painting Project by Floor:** Jerry announced that the Council will postpone a vote on the painting project because the Council needs clarification about the money involved. The Council will have part of the interior of the building repainted this calendar year, and part will be painted in the next fiscal year. Joan stated that since the Council

cannot legally vote to approve the painting project in a closed session, she will call a special open meeting to vote on the painting project.

**Clarification of access to units:** Joan said that there were negative reactions to the document the Council sent out concerning entry into units. Joan has returned the document to the Devon's attorney and believes the document will be clarified. She assured owners that the Council is not on a power trip, but wants to avoid issues that could impact the neighbors and/or entire community. Mr Franta and Council will work to make the document clearer.

### **New Business:**

**Meet the Candidates Night:** Meet the Candidates night will be held Tuesday, September 25, 2018 at 6 PM in the lobby. Four people will be speaking in favor of their candidacies. Joan urged every owner to vote. There must be a quorum in order to seat members of the Council.

Joan also said that in the last election only one candidate ran, so the Council decided to have only five members. Now, however, there are four people who are interested in serving on the Council . Because of this interest, Joan asked for a vote to increase the Council to seven members. Sandy moved to increase the Council to seven members and Lidia seconded it. The vote was unanimously in favor of increasing Council from 5 to 7.

**Rules and Regulations:** Laura announced that she is chairing a committee to update the rules and regulations of the Devon. Many of these rules and regulations need to be streamlined.

Joan said that she would like the Council to approve a donation to Emmanuel Church as a thank you for allowing the Devon residents to park in its lot during the paving project. The church has been generous in the past and Joan believes a donation is long overdue. Joan moved that the Council donate \$500 to the church; Lidia seconded the motion. The vote was unanimous.

**Air Conditioning to Heat Changeover Committee:** Lidia reported that the committee met on Sunday and studied the weather reports. Lidia wanted the owners to know that two members of the committee reside on the north side of the building while two members of the committee live on the south side of the building. The-committee found that temperature does not consistently get below 70 degrees in the next week or so. The committee will meet again on October 7 to monitor the weather trends. Joan reminded everyone that it will take two days to make the changeover.

Joan told the attendees that there is a grate in the circular driveway in front of the Devon that is made of plastic and must be replaced. There should be no major problems with access to the building. The plumber will install a custom fitted metal grate. Lidia said that the water is not where the grate is, but rather on the side of the

driveway. She said IPS had not gotten three bids, and she thought that the job could have been done a great deal cheaper. She also objected to using a plumber who had been working at the Devon for some time and knew the building. Joan noted that the project dollar amount is within IPS's purview and does not require Council approval.

Joan thanked Joe Perrotti again for working with Kathleen to calculate the Devon's current owner/renter ratio. Joe reported that currently the percentage of owners is 73% and the percentage of tenants is 21%. The ratio of owner/tenants is 6%. An owner/tenant is a person whose family owns the unit while a family member lives there. The number of tenants has dropped 1% since the last report, and the number of owner/tenant has risen by 1%.

Jerry made a motion to adjourn and Lidia seconded the motion.