

COUNCIL OF THE DEVON
MINUTES
November 26, 2018

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

Election of Officers: Sandy called for nominations and seconds for **President of the Council**. Joan was nominated by Laura and seconded by Charles. The vote was made by a show of hands, and Joan was re-elected by a majority.

Joan explained that the office of **Vice President** has been combined with the office of **Treasurer**. Jerry Ortner has held these combined positions. Joan also stated the Lidia had expressed an interest in running for the position of **Treasurer**. Therefore, Joan asked that the Council vote on the position of **Vice President** first. Jerry was nominated by Laura and seconded by Sandy. The vote was made by a show of hands and Jerry was re-elected by a majority.

Joan then called for nominations and seconds for **Treasurer**. Jerry was nominated by Laura and seconded by Sandy. The vote was made by a show of hands, and Jerry was re-elected.

Lastly, Joan called for nominations and seconds for **Secretary**. Sandy was nominated by Laura and seconded by Joan. The vote was made by a show of hands, and Sandy was re-elected -by a majority..

Joan called for approval of the September 24, 2018 minutes. Lidia so moved and Jerry seconded the motion. The minutes were approved unanimously. Joan noted that the Council had to also approve the minutes from the special meeting on October 29. Jerry so moved and Lidia seconded the motion; the minutes were approved unanimously.

Manager's Report:

Dino reported the Devon has \$ 92,487 in the operating bank accounts and \$ 730,245 in the reserve bank accounts.

Acceleration Letters: IPS will send out no acceleration letters this month.

Sandra Idstein
Secretary 1

Late Lists: Four late fees were assessed; one paid immediately. Two units are in legal proceedings and one account is being-pursued in court.

Committee Reports:

Building & Grounds:

Parking, Internal Systems, and Towing Company: Jerry reported he had just gotten the results of the parking survey. As of November 19, 2018, there are 175 residents at the Devon who own a total of 189 vehicles to be parked in the outside parking spaces. There are 12 vacant units and 14 units do not have vehicles.

In the outer parking areas, there are 152 spaces (including 7 handicapped spaces). In the garage, there are a total of 60 spaces (53 single and 7 double).

We have 61 vehicles parked in the garage (2 piggy-backed in a double space) and 189 to park outside for a total of 250 vehicles to park in 212 spaces (garage and outside combined). At the moment, this leaves a shortfall of 38 spaces.

The parking committee is working on an number of ideas and options concerning this difference. Jerry thought that perhaps the property across Greenhill Avenue from the Church would be a possibility, but the property is owned by the University of DE. In addition, Lidia pointed out the community would be unhappy to have a parking lot replace playing fields. Jerry has also thought of the Remax parking lot off Pennsylvania Avenue might be an option. Joan and Sandy asked if we could just have one parking space for one car. Jerry said his committee had not addressed the particulars-yet. Another meeting is scheduled soon. Laura asked if the committee had thought about having an engineer look at the parking situation, or if Dino could suggest one. Jerry said he has asked Kathleen for blueprints of the Devon property. Herman Glotzer asked Joan if he could interrupt the meeting to add some history because parking was an issue even when he was Council president. Many solutions were presented--some very controversial--such as paving over the pool or looking at the garden area, to name a few. Joan suggested that maybe contractors would not be allowed to park in the lot after they had unloaded. Jerry ended the discussion by saying that enforcement of parking will have to be strict.

The Devon has engaged a towing company, B & F of New Castle.

Jerry then reported that the Holiday Fund will be open of donations for the staff (all the doormen, Kathleen, Gary, and Rob) on December 3 until December 16.

Charles reminded the residents that the Council is monitoring many different issues at one time. In order to be transparent, the newsletter has a section each month to notify everyone of ongoing projects and investigations. The newsletter is an excellent way for residents to get information about the Devon.

Jerry also said that there are no 8 x 8 filters for bathroom vents in a local hardware store.

Jerry said that we need to look at our elevators because they are breaking down on a regular basis. Lidia said she has been suggesting another service company. Dino said he would reach out, but he'll need to see when the contract of the current service is finished. Dino said that IPS has used Delaware Elevator and Kencore, and Kencore has been very good delivering prompt service. However, Dino cautioned that elevator repairs are tricky and not always an easy fix. Lidia suggested that Dino get bids from the two companies IPS works with, depending on the termination date of the Devon's current contract. Dino said he would do so after he checked our present contract. Charles suggested that, in the meantime, we put up signs in the elevators saying not to hold the doors.

Grounds:

Landscaping: Laura informed the Council that the shrubbery in the front of the mailroom window has been replaced. The landscaper has been contracted to regularly clean up monkey balls and crab apples that fall on the Devon property. Lidia wanted to know if the Council was charged for the replacement shrubbery. Laura replied the landscaping company paid for the replacement. Charles noted that what adds value to our condos are the gardens and a pool.

Rules and Regulations Committee: Laura reported that the purpose of the committee is to make the rules and regulations uniform. Charles said that the committee has already gone over all the old minutes and are trying to get all information together.

Welcoming Committee: Sandy reported the Welcoming Committee has finished the packet, which was given to all Devon residents and sent to all owners who have tenants, as well. There have been some minor adjustments, which Kathleen has already sent to all residents. The committee hosted a successful gathering of all residents who moved to the Devon since July. The next job of the committee is to personally and individually welcome all new members, as of October, answer any questions they may have, and generally help them to acclimate to our community.

Old Business:

Interior Painting Project by Floor: Dino announced he is waiting on dates to begin the interior painting of the first floor, as well as floors 16/15/10/6/ and 3. All remaining floors will have the areas around the elevators including the freight elevator painted, as well. Dino thinks the painting project will last two to three weeks. Lidia wanted to know what floors would be painted next year. The designated floors haven't been decided upon yet. Joan said the lobby would be painted each year because it is the entry to the

building for all visitors and residents. Charles wanted to know if the door to Dog Alley is a fire door. The answer is yes.

Front Grate Replacement: Dino said the job of front grate replacement is completed. Alan Marine replaced the old grate with a higher quality one. Lidia noted that the problem is still that there is flooding in another area. Dino asked Lidia to show him where the flooding is occurring.

Garage Ceiling: Dino reported that IPS has had one proposal to fix the garage ceiling. According to the company's representative, liquid will be injected in the cracks and then solidify. The cost will be about \$54,000. However, Dino cautioned that, as with any problems with leaking water, the fix may entail more work because water travels and can force new leaks. The garage ceiling structure is not at risk, according to the engineer who inspected the leaks. IPS put this on the back burner because of other pressing issues in the building, but will now attempt to source new contractors.

Lidia asked when the floors would be polished. She would like them done before the Holiday party. Dino said they are scheduled soon.

New Business:

Council Meetings--Calendar for 2019: January 28, 2019, March 25, 2019, May 13, 2019 (Spring Forum), July 22, 2019, September 23, 2019, October 21, 2019 (Annual Meeting), November 25, 2019.

Devon Phone System: Joan said that we must look at the phone system. We need upgrades. The fire system is not included in this particular investigation.

Ways to Share Information about Common Interests: Joan stated that she would like any resident who is interested in sharing information or starting a group with shared interests to put a card in the glass box in the mailroom. Residents are also encouraged to add information to the newsletter or drop ideas in Kathleen's new box outside the office. Lidia added that a 3x5 card should be used.

Holiday Party: Jerry Barsha suggested that we have name tags for the Holiday Party.

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