



NEW CASTLE COUNTY COUNCIL CONDOMINIUM AND COMMON INTEREST COMMUNITY TASK FORCE 11/17/22

Co-Chair: Mitch Frumkin
Co-Chair: John Cartier

November 17, 2022

2:00 PM

VIRTUAL ZOOM WEBINAR MEETING*** &
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801

MINUTES

A. Meeting Call to Order

Meeting was called to order at 2:01 pm

In attendance were:

The Honorable John Cartier, The Honorable Tim Sheldon, The Honorable Janet Kilpatrick, Counsel to Council Mike Migliore, Dan Edgar, Phoebe Neseth, Grover Ingle, Nicole Skaro, Chad Toms, Mitch Frumkin, Lee McCabe, Roger Fons II, Peter Miller, Chris Curtin, David Holston, Lisa Diller, Jackie Davis

B. Approval of Meeting Minutes of October 27, 2022 meeting

Janet Kilpatrick made a motion to approve the minutes
seconded by Mitch Frumkin and approved unanimously

C. Goals of the Task Force

Counsel to Council, Mike Migliore, spoke to the goals of this task force as a reminder.

Taking a look at what can and should be changed when it pertains to the law, as well as County and State code.

No questions or comments

D. Discussion re: inspections of condominiums and common interest community buildings

Mitch Frumkin was introduced

Mitch gave a presentation of the CAI Public Policy Safety Guide

Dan Edgar and John Cartier engaged in a brief discussion

E. Discussion re: condominium and common interest community building maintenance and reserves

Mitch Frumkin presented his thoughts about break-out groups

Volunteers for each team are as follows:

Team 1 - Covered Buildings Definition, Structural Evaluation, and Façade Evaluation

Hon. Tim Sheldon

Chris Curtin

Mitch Frumkin

Hon. Janet Kilpatrick

Team 2 - Reserve Study's and Funding, Maintenance

Peter Miller

Mitch Frumkin
Lee McCabe

Team 3 - Financing
Nicole Skaro
Lisa Diller
Dan Edgar
Phoebe Neseth

Team 4 - Enforcement
Hon. John Cartier
Hon. Janet Kilpatrick
Dave Holston
Grover Ingle
Chris Curtin
Phoebe Neseth

Team 5 - Developer
Chad Toms
Mitch Frumkin
Chris Curtin
Roger Fons
Hon. Janet Kilpatrick

Team 6 - Insurance
Jackie Davis
Peter Miller

F. Discussion re: insurance issues

Jackie Davis requested to speak to this topic at the following meeting on December 15th.

G. Public Comment

Tim Sheldon spoke about his knowledge of the Le Parc condo construction and asked about how much this task force intends to get involved with other condo structural issues within the County.

Counsel to Council, Mike Migliore brought up administrative items: December 15th will be the next scheduled meeting date. Discussion about moving the meeting time up to 1:00pm was unanimously agreed upon

Two open positions for the task force currently exist: Condo and Common Interest Community property owner, and one private resident.

Chris Curtin recommended that the board look into the NJ articles that Mitch provided.

H. Adjournment

John Cartier called to adjourn the meeting at 3:11pm
Motion was made by Janet Kilpatrick
Seconded by Tim Sheldon and approved
Meeting was adjourned at 3:11pm