

Meeting called to order at 6:30 p.m.

NAME	POSITION	PRESENT	ABSENT
William A. Kinnick	President	X	
Rich Clum	Vice President	X	
Constance E. Kinnick	Secretary	X	
Lillian Reynolds	Treasurer	X	
Ron Amadio	Fund Raising	X	
Jerry Brainard	Social Media	X	
Jill Fuchs	DEMHRA	X	
Joyce O'Neal	News Media	X	
Beth McGinn	Veterans Activities		X
Vinny Rice	Grants	X	
Leonard Sears	Sussex Co. Rep		X

1. Pledge of Allegiance, prayers our memories of fallen veterans, active duty military, First Responders, sick and homeless and all people affected by disaster, also the children being held in Immigration camps.

2. **ORDER OF BUSINESS:**

- a. **Treasurer's Report:** L. Reynolds provided June Treasurer's reports. Motion was made to accept June report by V. Rice. J. Fuchs seconded the motion. The motion was carried by all present.
- b. **Secretary's Report:** Secretary's minutes for the June 2019 meeting were submitted. V. Rice made a motion to accept the report. R. Ray seconded the motion. The motion was carried by all present.
- c. **New Correspondence:**  
Member at Large application  
Letter from Housing Alliance Delaware  
Right of First Offer Letter for Leisure Point Resort
- d. **Director of Social Media:** J. Brainard should see any items posted that are in error please notify the WebMaster. If you any HOA have any upcoming events, please let WebMaster know within a couple of weeks so there is enough lead time.
- e. **Director of News Media:** J. O'Neal submitted the following input for the group.

Are there any new folks here today? How did you hear about us?

We have recently become aware of several Manufactured Housing communities on leased land where the homeowners are NOT being treated fairly – and possibly illegally.

Only 1 of these Communities has an HOA to protect and help them.

We believe that most of these homeowners may not even know that they are being treated unfairly.

To help these neighbors we want to conduct door hangings in their communities.

We are asking for Volunteers to help us with this effort.

Magnolia Crossing in Kent County:

- We believe is selling homes for \$500.00.
- The landowner agrees to give the new homeowner the title only AFTER improvements are made at the home-owners expense.
- Lot rent increases are mailed to incorrect addresses and never forwarded to the homeowner.
- When the homeowner does not pay their Bill (because they never received it) they get evicted.
- The landowner then sells the improved home to someone else.

We believe Communities owned by KDM may be selling homes without titles.

That means homeowners have no proof they own their home.

These Communities are all in Sussex County:

Donovan Smith – Lewes is the ONLY Community with an HOA

Mobile Gardens – Laurel

Homestead – Georgetown

Hollyview – Seaford

Briarwood – Laurel

Scottsdale – Laurel

Kings Cliff in Dover we believe is purposely deceiving their homeowners.

- In this Community the homes do NOT have water meters.
- The only water meter is the landowners.
- He charges each household \$15.00 per **person per month**
- A family of 4 is being charged \$ 60 per month just for water.

Volunteer door hanger sign-up sheet on the back table. If you think you can help us - help our neighbors - please put your name, phone number and email address on the sheet. She will email you when we have a date and time. We will set a time limit for each day we go out so you will know in advance the time commitment. Before you decide whether to spend a few hours helping us. Imagine you lived in one of these Communities. Would you want someone letting you know they could help? If anyone here lives in or knows anyone who lives in any of these Communities, I just named please see Bill Kinnick at the end of this meeting.

f. **Director of Fund Raising:**

1. Flags – Still have flags available
2. Grotto Pizza check received for the May 23, 2019 of \$173.06

3. Crab Feast Raffle Report:

\$3580. TOTAL MONEY COLLECTED

\$ 250. PRIZE MONEY PAID

\$3330. INCOME FOR DMHOA

\$3270. DEPOSITED IN THE BANK

\$ 60. IN HAND TO BE DEPOSITED

\$3330. TOTAL INCOME

4. The annual Spaghetti Dinner is on September 15, 2019 from 4-6 – all you can eat for \$7.00 per person at the American Legion 28.

g. **Director of Grants:** V. Rice submitted the following report:

Delaware "Grant-In-Aid" check for \$4,500.00 given to L. Reynolds

Applied for the "NEW CASTLE COUNTY CARES" Grant for DMHOA.

h. **Relocation Authority (DEMRHA):**

1. Scheduled next meeting July 23, 2019 at 1:30 p.m. in Camden
2. RTA Trust Fund sits at \$9.4M with a cap of \$15M

i. **President's Update and Old Business:**

DMHOA  
July 22, 2019

1. DMHOA seminar/training 2019. B. Kinnick is trying to set up training in northern counties. Working on another session in Sussex. He is creating a training on HOA (creating/running). Topics to cover in HOA training on why, how to and what for on running an HOA. Also the functions of an HOA to include all the positions; communities without HOAs (impacts); what to do for individual residents within communities without an HOA.
2. Possible timeframes for Sep/Oct 2019 training – New Castle County seminars
3. Things accomplished in 2019: a) reorganized Title 25, Chapter 70; b) HB 46 was passed (50 cent bill);
4. 2020 issues: a) update definitions within Title 25, Chapter 70; b) Capital Improvements as a whole; c) Lot Rent Assistance
5. B. Kinnick will be back at Legislative Hall beginning the new session and bills

j. **New Business –**

Community Updates – Mariner’s Cove update; update of Rehoboth Bay Supreme  
New bills - Court decision going to Superior Court (Capital Improvement, Lot Rent, Maintenance Terms, etc.)

Table to Table Discussion - Barkley Farms driveways repairs; J. Brainard recommends that all check their lease as to who is responsible; J. Brainard reminded that DMHOA will be selling the newer shirts by prepaid order and will have the order form at the next General meeting; J. Brainard also asked about anyone that would volunteer to help with the website; Aspen Meadows asked about trees asked what should she do about problems; person from the floor ask if B. Kinnick has been submitting expenses; B. Young Donovan Smith – July BBQ recommend choosing raffle items judiciously-reach out to all residents especially those of other cultures-elections in November; R. Ray rental assistance spoke to his representative Ruth Brigg-King; Sea Air questions about who is getting lot rent assistance-discussed the notification of the HOA of lot rent increases;

- k. Next DMHOA meeting will be on Monday, August 26, 2019.
- l. 50/50 drawing: Total was \$104.00 Winner got \$52.00. The split for the DMHOA portion is \$26.00 and \$26.00 for the Angola Beach & Estates.

**ADJOURNMENT:** R. Clum made a motion to adjourn the meeting. F. Moore seconded the motion. Motion was carried, and meeting adjourned at 8:25 p.m.