

DMHOA GENERAL MEETING MINUTES
MONDAY, SEPTEMBER 23, 2015
ANGOLA BEACH AND ESTATES

1. Meeting was called to order at 6:35 p.m. by Ed Speraw, DMHOA President.
2. The Pledge of Allegiance and a moment of silence for our military were conducted.
3. Minutes from last meeting were approved; one person opposed.
1. Treasurer's Report: Lillian gave the report. Report was acknowledged subject to audit. There was a question posed by Jerry Brainard as to how much money was in the Legislative Fund; right now the money is combined, but will be shown at the next meeting.
5. President's Report: Ed introduced Jennifer Smolko from the Attorney General's Office.
 - a. On October 13th there is a training workshop on "Uniformed Grants and Guidance" at the Willard Hotel in D.C. Ed urged the HOA Presidents to send someone so they can learn more about grants and how to apply for them.
 - b. On October 27 Ed is going with Valerie Longhurst to Delaware City to speak to people in Bear, DE (~~ut starting HOAs.
 - c. Our next general meeting will be again held at Angola Beach and Estates.
 - d. Ed has received several leases but has not had time yet to review them all. He reiterated to people NOT TO SIGN another lease or waiver. ... you only sign your first lease. Only two things can change in your lease; the amount of rent paid and the method of payment (month, annual); this is per a 1994 court case by Judge Graves.
 - e. Ed also mentioned that if there is an additional fee for something not in your original lease; they need to drop your lease amount by that fee amount. Also, park rules cannot change unless residents are notified and the residents vote on the changes. There was much discussion regarding Angola Beach leases.
 - f. Ed would like to propose a \$1.00 per person per month fee for members of DMHOA to start a legal assistance fund. If there are two people per household, the fee would be \$24 per year. This would cover the attorney, the arbitration fee, etc. and would be for DMHOA members only. A committee would be formed to oversee the fund and the process (five HOA presidents - one would become the Treasurer; two attorneys; one person from the

Attorney General's Office; and one person from the private sector). Discussions included capping the amount; drop the amount from \$1 to 50 cents, etc.

A motion was made by Mike Gray to have the By-Laws Committee review what Washington State has; write up a proposal and submit it to the Executive Board and Presidents with the next two month. The motion was second by Rich Clash(?) Motion carried. The following people volunteered to be on the committee: Mike Gray; Ron Amadio; Jerry Brainard; Ken Murray; Bill Kinnick.

g. The Clothing and Food Drive is on-going. Please bring your items to the next meeting or call someone on the Board or your HOA President to have the items collected.

h. Wild Meadows (Kent County) is up for sale. Cost is 17.2 Million Dollars. Fred had it assessed for 7 Million Dollars. There is a 3.2 Million Dollar loan on the property that must be paid off. The process is progressing.

6. Legislative Report: Mike Gray (mwgray55@gmail.com) reported on five proposed bills:

House Bill 68 sponsored by Ruth Briggs-King; changes time from one year to 30 days that the landowner can take over a home.

House Bill 188 says the initial meeting with the landowner regarding rental justification will be considered the FINAL meeting.

SB 123 states that after the landowner recoups capital improvement costs, the rent is reduced by the amount it was increased for the Capital Improvement.

SB 158 states that leases that end in various months in the same community, the same CPI-U amount will be the same for all leases regardless of which month the renew.

SB 63 sunsets the Governor's Council on Manufactured Housing; bill was passed and signed.

Ruth Briggs-King working with the DMV to get manufactured homes out of the DMV and considered "real property."

7. RTA Report: Dixie reported that there was a RTA Meeting in Camden tomorrow at 2 pm. The make-up of the RTA has changed; more businessmen and lobbyists, etc. There is a need to go back to having manufactured homeowners back on the Board. Dixie would like to see as many people attend the meeting as possible. Many issues will be discussed. Mr. Morton (attorney) will be there regarding Glasgow Courts and the money needed to move the homes.

8. Fundraising: Report by Ron Amadio:

a. BJ's fundraiser needed \$185.00.

b. Spaghetti Dinner: 126 tickets were sold; we raised \$1,259.00 minus \$95.72 in expenses for a total of \$1,163.28.

c. Boscov's "Friends Helping Friends" will be held on Tuesday, October ZO". DMHOA is selling passes for shopping discounts that whole day. Passes are \$5 each and can be used in any Boscov Store (closes stores are in Dover and Salisbury).

- 9 Nominations will be held in November with elections in January. We need people to step up and become involved. The positions open are President; Co-Secretary; Co-Treasurer. Mr Bill Kinnick has accepted the nomination for Vice-President, and Lillian Reynolds has accepted the nomination for Treasurer.
- 10 The next General Meeting will be on Monday, October 26, 2015 at 6:30 pm at the Angola Beach and Estates Community Center.
11. 50/50 Drawing: Mike Gray won and donated the \$59 back to DMHOA. DMHOA's portion of winnings goes to the group sponsoring the meeting.
12. The meeting was adjourned at 8:20 p.m.

*******DMHOA GENERAL MEETING MINUTES**

13. MONDAY, OCTOBER 26, 2015

14. ANGOLA BEACH AND ESTATES

15.

16.

17. Meeting was called to order at 6:40 p.m. by Ed Speraw, DMHOA President.

18. The Pledge of Allegiance and a moment of silence for our military were conducted.

19. Minutes from last meeting were provided to all attendees. A motion was made by Jerry Brainard and seconded by **Bill Mc Gonogal** to approve the minutes with the correction of Bill Kinnick's name. Motion was carried with one person opposed.

20. Treasurer's Report: Lillian gave the report. Report was acknowledged subject to audit. Lillian explained that the Legislative Fund money was in the General Fund.

21. Legislative: Mike Gray gave the DMHOA Legislative Agenda we hope to work on this coming year:

1. Close loop holes in Chapter 70
2. Better define Capital Improvement definition in Section 7042.
3. Change the financial report needed for the meetings between landowners and homeowners – landowners need to provide actual receipts not use a financial report from their accountant.
4. Landowners need to spell out what actual is include in their main costs.
5. Revise section 7013 relating the moving of manufactured homes – no payment

- should be made to landowners if homes are moved within the same community.
6. DEMHRA compensation for Suzanne Lantz needs to be changed – compensation should be voted on by the committee; the chairman should not be making this decision on his own.
 7. Guidelines for arbitrators need to be developed so that decisions are more consistent across the board and don't conflict.
22. President's Report: Ed introduced Speaker of the House, Representative Peter Schwartzkopf.
- 23.
24. Rep. Schwartzkopf spoke about our legislative agenda and hopes that the legislature can make it happen. He plans on working with Matt Denn to get Chapter 70 revised to close loop holes and to strengthen the wording to allow the Justice Department to enforce Chapter 70 and to levy penalties as needed. He also agrees that the rent justification process does need to be refined. He also says he needs 21 votes in the house and 11 votes in the State Senate to enact laws and sometimes this is a challenge. Rep. Schwartzkopf also answered many questions and concerns from the audience. He told the audience that the Sussex County Council has "home rule" on such issues as land use and that the State legislature hesitates to interfere in these issues. He also reminded members of the audience that there are 41,000 manufactured homes in the State of Delaware; that is a huge voting block and that if we all stuck together and got the people to vote for those who would do the best for US we would be a force to be reckoned with.
- 25.
26. RTA Report: Dixie reported that the make-up of DEMHRA has changed; more businessmen and lobbyists are now on the committee. There is a need to go back to having manufactured homeowners back on the Board.
27. Fundraising: No report.
28. Website: Jerry Brainard is temporarily doing the website.
- 29.
30. Presidents report:
- a. On October 27TH, Ed along with Valerie Longhurst to speak to people in Delaware City and Bear, DE about starting HOAs.
 - b. Upcoming Meetings:
31. (1) There will be a special Presidents Meeting tomorrow evening (Tuesday, October 27) at Grotto's Pizza on Long Neck Road. The meeting will start at 7 pm; however, Grotto's is having a pizza buffet starting at 6:30 p and the cost is \$6.99 for those interested. Presidents are asked to bring their Treasurer's to the meeting.
32. (2) There will be an Executive Board Meeting on Wednesday, November 4, 2015 at 10 am at the Long Neck Cheer Center.

- 33. (3) There will be a Presidents Meeting on Thursday, November 19, 2015 at 7 pm – location to be announced. Guest speakers: Senator Ennis and perhaps Senator Lopez.
- 34. (4) Our next general meeting will be again held at Angola Beach and Estates on Monday, November 23, 2015 at 6:30 pm.
- 35. (5) Our December General Meeting will be our annual Christmas Party – additional details will be forthcoming on this.
- 36. c. The Clothing and Food Drive is on-going. Please bring your items to the next meeting or call someone on the Board or your HOA President to have the items collected. Ed thanked Lakeside for their donations brought in this evening.

- 37. 50/50 Drawing: Winner won \$42. DMHOA's portion of winnings goes to the group sponsoring the meeting.

- 38. A motion was made by Betty Greenawalt and second by Dixie Bouchard to adjourn the meeting.
- 39. The meeting adjourned at 8:15 p.m.

**DMHOA GENERAL MEETING MINUTES
MONDAY, NOVEMBER 23, 2015
ANGOLA BEACH AND ESTATES COMMUNITY CENTER**

1. Meeting was called to order at 6:37 p.m. by Ed Speraw, DMHOA President.
2. The Pledge of Allegiance and a moment of silence for our military were conducted.
3. Ed mentioned that the guest speakers could not make this meeting. Our next meeting in December will be our Christmas Party; Ron will be handling the details of the party. The food and clothing drive is on-going. Ed also thanked all current officers and board members for their service to DMHOA.
4. Minutes from last meeting were provided to all attendees. A motion was made by Jerry Brainard and seconded by Bill Kinnick to approve the minutes with the correction moving the second regarding guest speakers down one paragraph. Motion was carried.
5. Treasurer's Report: No Report. Ed did mention that there were two paid advertisements for our newsletter that came in and they will be reflected in the report.
6. Legislative: Mike Gray. Mike sent an email to Representative Paul Brumbaugh regarding information on a disturbing rumor from the Republican side of the House that only one or no legislation regarding Manufactured Homes will be presented this coming year. Rep. Brumbaugh did respond. There seems to be some dissention with Rep. Brumbaugh and the House leadership. The Representative did say that they will first focus on the State Budget.

The Representative mentioned that the bill sponsored by Rep. Ruth Briggs-King regarding changing the time that a landowner can take possession of a home from one year to 30 days will probably not go to a vote. Also, HB-188 defining "Final Meeting" should go forward; SB-158 sponsored by Senator Lawson regarding having only one arbitration per year per community is still in committee; and SB-123 sponsored by Senator Ennis regarding defining Capital Expenses and the reduction of those costs once paid, is also in committee.

Regarding the flaws in Chapter 70 will be discussed further. Mike and the Representative also discussed DEMHRA and the changes needed in the make-up of the board and other issues that need to be corrected. There was much discussion as to why DMHRA is paying for moving of manufactured homes from one place to another in the same community; salary and bonuses paid; the raise of the fee paid which was due to a lawsuit however the costs associated with the lawsuit have been reduced and the question is why hasn't the fee been lowered.

Ed mentioned that DMHOA will have representation at the Manufactured Housing Committee meeting; all will be notified and asked to attend wearing red shirts.

The article that Fred Neil wrote for the newspapers will be put on the DMHOA website. Also Fred is trying to get the landowners to have their Manufactured Home Communities licensed in Kent County. If he is successful, then the same can be pursued here in Sussex County.

7. B-Laws – Ron Amadio. Ron apologized for the mix up of two committees being assigned to work on the DMHOA Legal Fund. At the September general meeting the By-Laws committee was tasked to work on the write-up of procedures for the DMHOA Legal Fund; and then at the President’s Meeting on October 27th a volunteer committee was formed to do the same task. The decision is that the volunteer committee will be the group tasked with working on the process and procedures write-up for the DMHOA Legal Fund. Any questions/concerns that anyone has, please forward them to Ron.
8. Fundraising – Ron Amadio.
 - a. The BOSCOV’S Friends Helping Friends fundraiser did not go well; only 17 passes were sold for a profit of \$85.
 - b. A pizza night at Grotto’s is planned for December and Ron is waiting to hear back on the date (it will be a Thursday night).
 - c. The Christmas Party – members are asked to bring a dish to feed at least 6 people. Drinks will be donated by DMHOA. If any HOAs can donate something it would be appreciated; Lakeside will donate all paper products (plates; cups; plasticware; napkins; and tablecloths). Items for the Chinese Auction are also needed.
9. RTA Report: Dixie Boucher. Dixie reported that the make-up of DEMHRA has changed; more businessmen and lobbyists are now on the committee. There is a need to go back to having more manufactured homeowners on the Board and this is being worked on with the legislators. Dixie mentioned that all are welcome to attend the DMHRA meetings.
10. Website: Jerry Brainard. Jerry was thanked for taking over the Website. Jerry has put counters on each page; he has also made changes that make the website more “user friendly.” He mentioned that if anyone sees a problem or something wrong to please contact him. The website address is: DMHOA.org.
11. Nominations: Ron Amadio. Nominations for Officers are being taken and will continue until closed at the January meeting when elections and installation of officers will take place. Also, the By-Laws will be voted on at the January meeting. Officer positions are for a two year term. Nominees to date are:

President – Ed Speraw (Ed has agreed to stay one at least for one more year; Ed is from Rehoboth Shores)

Vice President – Bill Kinnick (from Cool Branch)

Secretary – Cindi Fineberg (from Pot Nets Creekside)

Treasurer – Lillian Reynolds (from Camelot)

There was discussion regarding the by-laws and the legality of having the nominations open until January. A motion was made by Betty Greenawalt and seconded by Mike Blacker to suspend the nomination by-law so that people can be nominated at the December and January general meetings. After much discussion, a vote was taken and

the motion carried with 6 for and 4 against; there were 6 HOA presidents at this meeting (more presidents present than officers) so the vote was legal.

12. 50/50 Drawing: Winner won \$33 and donated the money back to DMHOA. DMHOA's portion of winnings goes to the group sponsoring the meeting.

13. A motion was made by Betty Greenawalt and second by Cindi Fineberg to adjourn the meeting.

The meeting adjourned at 7:45 p.m.

DMHOA GENERAL MEETING MINUTES
MONDAY, DECEMBER 14, 2015
ANGOLA BEACH AND ESTATES COMMUNITY CENTER

14. Meeting was called to order at 6:35 p.m. by Ed Speraw, DMHOA President.
15. The Pledge of Allegiance and a moment of silence for our military were conducted.
16. President's report:
 - a. Ed welcomed Aubrey Marcus (85 years old).
 - b. All congratulated Beth Mc Ginn on the ground breaking for the new Home of the Brave in Milton.
 - c. Ed and Bill Kinnick (soon to be DMHOA VP) spoke with the Attorney General's Office. Ed mentioned it is OK for you as manufactured homeowners and members of a HOA to knock on your neighbor's doors to tell them about the HOA and how the HOA can help protect their rights. This is not soliciting – you are not selling anything – you are explaining the rights people have as manufactured homeowners on leased land.
 - d. Ed mentioned that this year's food drive was not as successful as in past years.
 - e. Fundraising – Ed mentioned that the pizza night at Grottos seemed to be a success – he noted that Grotto's on Long Neck Road was packed and he heard the same from the Grotto's Grand Slam in Lewes.
17. The formal meeting concluded and the Christmas party began. Plenty of food, beverages and goodies. Door Prizes and Chinese Auction items. Thank you to all who attend and made this such a great Christmas party.
18. 50/50 Drawing: Winner won \$68. As always ½ of DMHOA's portion of winnings goes to the group sponsoring the meeting.
19. Party concluded at approximately 8 pm....Merry Christmas to everyone. See you all next year.

