

DMHOA GENERAL MEETING MINUTES
MONDAY, JANUARY 25, 2016
ANGOLA BEACH AND ESTATES COMMUNITY CENTER

1. Meeting was called to order at 6:35 p.m. by Mike Gray, DMHOA Vice President.
2. The Pledge of Allegiance and a moment of silence for our military were conducted.
3. Vice-President's report:
 - a. Ed was unable to attend. Ed was hospitalized two or three times. He is home now but needs his rest so we ask that no-one call him at this time. However if anyone wants to send him a card we are sure he would appreciate it. We will send Ed's contact information to all the presidents via email.
 - b. The meeting on Tuesday, January 19th with the legislators (Senator Ennis, Senator Bushweller and Representative Carson) went well. Discussed was the 2016 DMHOA Legislative agenda; along with Fred Neil's licensing and Land Lease Homeowners Coalition, Inc. (LLHC) goals. Also discussed were Capital improvements and the need for definition and clarification; DEMHRA and the need for change and revamping; rental increases in Tunnell properties; the need for a gate keeper role for the RTA for arbitrations as well as the need for subpoena and enforcement powers needed by DEMHRA and the AG's Office. The legislators would like the two groups to work together to develop bullet point listing of issues to be acted upon this year. There will be another meeting on Tuesday, February 9 and Rep. Paul Baumbach will be included.
 - c. DMHOA would like to see guidelines developed for arbitrators who arbitrate rent justification cases.
 - d. There were several bills that are being considered:
 - (1) SB-123 – Amends Title 25 relating to rent justification in regards to capital improvements and CPI-U and rental increases. Synopsis: This bill clarifies the intent of the original rent justification legislation with respect to the CPI-U and allows for community owners to recoup certain capital costs as increased rent without increasing base rent in perpetuity.
 - (2) HB-188 – Synopsis: This bill clarifies the requirement of filing an appeal within 30 days of a final meeting. The bill also clarifies that the community owner may elect to hold informal meetings prior to the final meeting. Finally, the bill provides that any agreement to extend an informal or final meeting must be in writing, specifying the date of the continued or extended meeting, signed by the community owner, and approved by the Authority. This passed the House with a vote of 38 yes; 1 not voting and 2 absent.
 - (3) HB-68 – DMHOA opposes this bill. Synopsis: As the law stands now, following a writ of possession, a landlord must store a manufacture home of the tenant that was left unclaimed for 30 days. Following that 30-day period, the home is deemed abandoned by operation of law, and the landlord may dispose of the home as the landlord wishes. However in order to acquire title to the home, the landlord must wait one year under Chapter 40. This bill will permit the landlord to acquire title following the 30-day waiting period. From what DMHOA hears, this bill is not going anywhere.

(4) HB-158 – This bill deals with the CPI-U rental increases in communities where leases expire at different times during the year. Synopsis: When a community owner wishes to increase the rent in an amount greater than the applicable CPI-U, this Act would stipulate that the community owner can only increase or attempt to increase rent beyond the CPI-U once per year. All homeowners to be affected by this increase must receive notice of the request 90 days prior to the first meeting.

e. There is a Manufactured Housing Committee meeting on Wednesday January 27 with Rep. Paul Baumbach.

f. HOA dues of \$3.00 per HOA member household are due now. There are applications available tonight or you can download it from the DMHOA website, www.DMHOA.org. Also anyone can become a Member-At-Large and there are applications available tonight or on the website.

g. Mike mentioned that per CLASI Attorney Jim McGiffin, if a community does not have a HOA; Jim cannot help them. Only five people are needed to establish a HOA and DMHOA has guidelines established to help them. Also the community of Kings Cliff in Dover is up for sale.

h. Mike mentioned that there is a new attorney (Gina Schoenberg) in the AG's Office who will be handling Manufactured Housing issues.

4. Treasurer's report was given. A motion was made to accept the report by Bill McGonagal and seconded by John Morris. Motion carried.

5. No minutes were available; minutes from November, December, and January will be bought to the next meeting.

6. Mike mentioned the article on DelawarePolitics.net regarding the elderly and disabled couple who lived in Pot-Nets Dockside who were evicted by Mr. Tunnell after a 24-hour notice.

7. Committee Reports:

(1) Fundraising: The Grotto Fundraiser netted \$343.00.

(2) Dixie gave the DMHRA report: The DMHRA Chairman sent out a notice to members of the DMHRA Committee asking for recommendations on how to make the DMHRA better. There is a meeting in February and Dixie has her list ready. One big issue is the make-up of the committee (too many lobbyists and lawyers). Also, Dixie has invited Pete Schwartzkoff and Senator Ernie Lopez to the meeting with Senator Carson on February 9, 2016. Also, no Christmas bonuses were given this year. Wild Meadows and Bon Air Communities won their cases, however, Bon Air's case is being appealed by the landowners. Dixie stated that the bill requiring landowners to be registered is not going anywhere at this time.

(3) Website/Facebook: Jerry Brainard gave an annual report. GoDaddy is the DMHOA Web provider. Since June, there have been 44,179 hits on our webpage, which averages to 7,363 a month. We have 13 main pages on the site. If any broken links are found, please contact Jerry and if you find information that you think should be on the DMHOA website, please let Jerry know.

(4) Membership: Jack is ill and could really use some help. Anyone interested in helping, please contact Mike Gray.

(5) Western Sussex Rep: Leonard Sears was not present. He was having a meeting with KDM landowners regarding rental increases.

8. Old Business: None

9. Election of Officers: Mike read the slate of candidates for each office and asked if there were any nominations from the floor. There were no further nominations. The secretary was asked to cast a vote for the slate of new officers for 2016/2017. The DMHOA Officers are:

President: Ed Speraw

Vice-President: Bill Kinnick

Secretary: Cindi Fineberg

Treasurer: Lillian Reynolds

10. New Business:

a. Jerry Brainard made a motion and seconded by Dixie, to suspend the motion made at the November meeting which suspended the nomination by-law regarding the legality of having nominations open until January. Motion carried with 1 nay vote.

b. Several comments were made about amending the by-laws to allow people who onced lived in manufactured homes on leased land to belong to DMHOA with the right to also become board members and officers. The rationale is that once you live in a manufacture home on leased land you become well familiar with all the problems associated with the landowner/homeowner arrangement. This will be considered by the By-laws committee. The by-laws were changed to allow Mike Gray to be an advised on the DMHOA Board; Mike recently moved out of a manufactured home on leased land.

11. 50/50 Drawing: Winner won \$33. As always ½ of DMHOA's portion of winnings goes to the group sponsoring the meeting.

12. Jerry Brainard made a motion to adjourn the meeting, seconded by Vince Bernhard. Meeting adjourned at 7:30 pm.

DMHOA

Minutes for Feb 22, 2016

Meeting called to order at 6:35 p.m. by Bill Kinnick, Vice President.

13. Pledge of Alliance/Silent Prayers for Troops & Ed Speraw

14. Presidents reports

a. Next DMHOA meetings

1. General March 28th
2. Executive Board March 2nd
3. HOA Presidents Meeting 17th. Place and time TBD.

b. Treasures Report – report electronically provided and will become part of the meeting minutes.

c. Minutes from Past meeting (included Nov, Dec, Jan for approval)

- 1) Dixie Boucher asked about the cost of the storage unit and what was actually in the unit. She recommends that this be looked into and possibly empty unit and close account.
- 2) Dixie Boucher also asked about the mailbox expenses. She asked if the expense was listed under Office Expenses. Treasurer says it is listed separately. Her concern was that DMHOA would not be blindsided like the storage unit.
- 3) Mike Gray recommended that the Treasurer report be done monthly vice a to-date report.
- 4) A motion to accept the Treasurer report was submitted by Mike Gray and a second was submitted by John Morris. All accepted the report.
- 5) Jerry Brainard asked about the Treasurer report for Nov, Dec and Jan. The Treasurer read the reports.
John Morris made a motion to accept the Treasurer reports for Nov, Dec, and Jan. Pat Rice second the motion
- 6) Mike Gray made a motion to accept Nov minutes and John Morris second the motion. The motion was accepted with 1 nay vote.

7) Bill McMonigle made motion to accept Dec minutes and Dixie Bouche second. The motion was accepted with 2 nays votes.

8) Jerry Brainard had commented on the Grotto Pizza Fund Raiser. The original reported amount was less than the actual check. It was explained that it was fine to leave as stated. Jerry Brainard made a motion to accept Jan minutes and Bill McMonigle second the motion. The motion was accepted with 1 nay vote.

d. RTA reporting (Dixie Boucher)

1) Dixie Boucher provided the definition of 'RTA' and also what the organization was all about. RTA is now called DMRA (Delaware Manufactured Relocation Authority).

2) Dixie Boucher provided information on the history of the Committee, a couple of Communities that were in dispute with Community Owners and lawmakers. Major issue is the Community Owners changing the land use but moving the home to another site within their land. This results in the movement of a home based on the Owner changing the use and then DMRA paying expenses to relocate within his own Park.

3) There is also a discussion with the terms of the Committee members. The members are serving two year terms but they have the Chairman and one other member that have served their term and they should be replaced.

e. Webmaster report – Jerry Brainard (webmaster) explained that information will appear on Facebook first and then will appear on the web page. There is no automatic posting to the web page because it must be approved by the Board.

15. New Business

a. VP 55 days of Excitement + Award – showed the plaque that was given for the Canned Goods Fundraiser.

b. Committees–

1) Bill Kinnick is asking attendees to sign up to provide some volunteer time to assist with DMHOA business.

c. Events/fundraising – Pat Rice says that Ron Amadio is attending a meeting about grants. She will send the information via email.

d. General membership concerns/questions

1) Bill McMonigle asked if there was a list of all the Parks registered with the RTA. Both Dixie and Bill stated that there was a hard copy of parks but it was not complete. Bill McMonigle stated that having this list would then be compared to the list of HOAs. He is willing to volunteer to go to these parks.

16. 50/50 drawing – Pat Rice won at the amount of \$31.00

17. Meeting adjourned – Jerry Brainard made a motion to adjourn the meeting with a second by Chuck Wolf. The motion was accepted with 1 vote nay.

**Delaware Manufactured Home Owners Association (DMHOA)
Minutes for March 28, 2016**

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

1. Pledge of Alliance/Silent Prayers for Troops

President's report (Ed Speraw) - Ed thanked all for the cards, letters and notes and brought everyone up to date on his health status. Ed thanked Bill Kinnick and other individuals that have worked during his absence to keep the Association moving forward

Ed shared information reference the formation of a department of manufactured housing in the Delaware Housing Authority. He had worked on this previously and this initiative has been raised again. Ed has previous documents that he will share with Bill. Ed is concerned about the lack of receiving control numbers for complaints that have been submitted to the Attorney General's office. This gives the appearance of a lack of prompt action.

Ed explained that with the absence of the standing Secretary and the Correspondence Secretary that Connie Kinnick had been standing in as temporary assistance. Betty Greenwalt made a motion to accepted Connie Kinnick as a Co-Secretary until the return of the standing secretaries. Ron Amadio seconded the motion. Motion was carried with 1 nay vote.

a. Next DMHOA meetings

- a.i.1. General – April 25, 2016
- a.i.2. Executive Board – April 6, 2016
- a.i.3. HOA Presidents Meeting - Place and time TBD.

b. Treasurer's Report (Lillian Reynolds) – Lillian read the February report. The electronic report will be submitted for the record. Karen Burnhard asked why the Verizon bill was so high. Lillian explained that the bill covered phones and Internet access. Mike Gray made a motion to accept report. Beth McGinn seconded the motion. Motion was carried with 1 nay vote.

c. RTA (Dixie Boucher) - Dixie attended a meeting that was called for by some legislators and Fred Neal to ask (again) for a list of what was needed. The primary item is the creation an oversight committee. The next RTA meeting is April 5 at 1:30 p.m.

d. Webmaster report (Jerry Brainard - Webmaster) - Jerry explained that DMHOA has a page that is titled HOA events and it is for the communities. Should any community have an event that they would like posted, the information should be sent to webmaster@dmhoa.org.

e. Fund Raising (Ron Amadio). Ron shared that there will be a fund raising event in April at both the Seaford and the Dover Grotto Pizzas. He is awaiting final paperwork from Grotto. He also shared that there will be opportunities in May at Long Neck and Grand Slam.

He is going to talk to Beth McGinnis about DMHOA's spaghetti dinner in September. The date and details have to be worked out a date so more information to follow. Ron Amadio will be sending out requests for raffle items from local business. HOAs can also get gift certificates and donate them for the raffle. He discussed the BOSCOV initiative that was part of last year's fundraising and that it did not generate much money so he is not recommending doing repeating this event. It was recommended that we try and get celebrity servers for the spaghetti dinner which might increase participation.

- f. By-Laws Committee (Dixie Boucher, Mike Gray, Jerry Brainard and Ron Amadio) – The Committee is asking others to volunteer to assist in the updating of the By-Laws. Most meetings will be done electronically.
- g. Legislative Committee (Mike Gray) – Mike provided information of various state bills that are working their way through legislation.

SB188 was passed. SB158 (Senator Lawson) is concerning rental increases only being considered for increases once a year versus it being every month. This would preclude Associations only having to pay the \$250 arbitration expense once instead of every month if increase goes into arbitration. SB123 (Senator Ennis) is concerning the cost of Capital Improvements being included in the rent and once the improvement is paid for the rent would revert back to the base rent. Representative Bomback drafted new bill which would clarify the law reference arbitration verse non-binding arbitration.

2. New Business

- a. Fred Neil has Firefly tickets. We could sell these as a fund raiser. Initial cost is \$300 but they can be sold for \$175. See Paul or Fred Neal.

- b. Pot Nets homes area has a request for a variance. Variance noticed has been published.
- c. There will be a representative from the Veterans Administration at the American Legion Post #28 to assist Veterans with help on issues such as claims, benefits, etc. Senator Carney will be there on April 22.

- 3. 50/50 drawing – Nancy Wisneski won at the amount of \$30.00
- 4. Meeting adjourned – Jerry Brainard made a motion to adjourn the meeting. Mike Gray seconded the motion. Motion was carried with 1 nay vote.

Delaware Manufactured Home Owners Association (DMHOA)
Minutes for April 25, 2016

The meeting was called to order at 6:30 p.m. by Bill Kinnick, Vice President. The Vice President informed the attendees that Ed Speraw, President was not feeling well. He is still working but only limited hours. Bill Kinnick asked that all keep Ed in their thoughts and prayers.

- 18. Pledge of Alliance/Silent Prayers for Troops and Ed Speraw.

a. President's Report - Next DMHOA meetings

- 1. General – May 23, 2016
- 2. Executive Board – May 4, 2016
- 3. HOA Presidents Meeting – The Vice President is going to discuss this issue with the Executive Board as to the necessity of having a President's meeting.

The attendees were notified that two communities (Briarwood Manor and Mobile Gardens) had won their arbitrations. The results were sent to Delaware Manufactured Home Relocation Authority (DEMHRA) and also Briarwood Manor was sent to the Attorney General's office for further actions.

- b. Treasurer's Report (Lillian Reynolds) – The Treasurer read the March report. The electronic report will be submitted for the record. A motion was made by Betty Greenawalt to accept the report. Ron Amadio seconded the motion. Motion was carried with 1 nay vote.
- c. Secretary's Report (Connie Kinnick) – Hard copies of the Secretary's report were provided to the attendees. A motion was made by Jerry Brainard to accept the report. Ann Filmore seconded the motion. Motion was carried with 1 nay vote.
- d. DEMHRA (Dixie Boucher) – Dixie Boucher was not in attendance.

Per the Vice President, he did some research and found out that DEHMRA is approving land use changes without any plans as per SB33.

The next RTA/DEMHRA meeting is on May 12, 2016 at 1:30 p.m. at 110 North Main Street, Camden, DE.

- e. Webmaster report (Jerry Brainard - Webmaster) – No report
- f. Fund Raising (Ron Amadio) – There was a fundraiser event held on April 20 at two Grotto Pizza locations (Seaford and Dover). It appears that the events were well attended. It will be a few weeks before a final number is provided. The next event is May 19, 2016 at the Grand Slam in Lewes and Long Neck locations. There were suggestions for other fundraisers at the Executive Board meeting and they are being discussed. September 18, 2016 is the tentative date for the DMHOA Spaghetti Dinner. There will be a Chinese auction on the night of dinner.
- g. By-Laws Committee (Dixie Boucher, Mike Gray, Jerry Brainard and Ron Amadio) – No report
- h. Legislative Committee (Mike Gray) – No report

19. New Business

- a. Per the Vice President, the Attorney General's office has been provided information reference putting more teeth in the law. Fred Neil has been the driving force on this issue. A few senators and some house of representatives agree that Manufactured Housing should be put under the auspice of the Housing Department rather than standing alone. This will provide better oversight. This is not only a local/state level but also on the national level.
- b. The Attorney General's office has transitioned to a new system which gives them better control of all the complaints that are submitted. We have 47 complaints that have been filed in the last two months in the Attorney General's office. The forms are the same but the control numbers are not being provided. Also, Dixie Boucher has been resubmitted to the Governor's office for DEMHRA committee for another term.
- c. The Vice President has asked for help with many committees and he explained that the few that have been carrying the flag for the many is just too much.
- d. One member from Rehoboth Bay mentioned that they had a very serious fire and one elderly couple is in need of help. Looking for donations to help them remove the burn rubble and get them stuff they need.
- e. There was an article from the Cape Gazette, 300 new homes will be placed across from Angola by the Bay. Mike Seaford has been in touch with Ernie Lopez, Senator (R). Senator Lopez says that there is not enough money to do reconstruction for traffic lights.
- f. Chick Barkus, a long time worker in DMHOA, is going blind and is going to leave the community. His house is up for sale and it is being asked that we keep him in our prayers.
- g. The Vice President would like to see the President's Board gather and discuss a real reason/purpose for the face-to-face meetings. There are other modes to use to have the President's meeting i.e., conference calls, web meetings, emails, etc.

- h. There is a way to get school property tax relief. There is an application to submit.

20. 50/50 drawing – Jerry Brainard won the drawing in the amount of \$20.00.

21. Motion was made to adjourn the meeting at 8:30 p.m. by Betty Greenawalt. The motion was seconded by Mike Blackard. The motion was carried with one nay vote. The meeting was adjourned at 8:30 p.m.

**Delaware Manufactured Home Owners Association (DMHOA)
Minutes for May 23, 2016**

The meeting was called to order at 6:35 p.m. by Bill Kinnick, Vice President.

22. Pledge of Alliance/Silent Prayers for Troops.

a. President's Report - Next DMHOA meetings

1. General – June meeting cancelled
2. Next General meeting - July 25, 2016
3. Executive Board – June 1, 2016
4. DEMHRA meeting – June 28, 2016

b. Treasurer's Report (Lillian Reynolds) – The Treasurer read the April report. The electronic report will be submitted for the record.

Question from the floor as to the status of the storage unit. B. Kinnick explained that the Board is working on the clearing of the unit. B. Kinnick will take a quick inventory of the storage unit. It was also asked about the amount of the Verizon bill. This is a business package and this needs to be worked on too.

Another question of the floor, is if the State grant money is being kept in a separate account. The Executive Board discussed and action will be taken at the next Executive Board meeting.

Another question from the floor – are any communities in arrears. There will be reminders sent to all communities. P. Rice has some letters that were used for prior drives. She will send it to L. Reynolds. A motion was made by B. Greenawalt to the Treasurer’s audit report. R. Amadio seconded the motion. Motion was carried with 1 nay vote.

c. Secretary’s Report (Connie Kinnick) – Hard copies of the Secretary’s report were provided to the attendees. A motion was made by J. Brainard to accept the minutes from April 25, 2016 meeting. V. Rice seconded the motion. Motion was carried with 1 nay vote.

d. DEMHRA (Dixie Boucher) – Susanne Lantz is moving to the west coast. Business has been handled by the Committee. Advertisement has gone out (Career Builder, etc.) for new Executive Director of DEMHRA. D. Boucher would rather decrease the responsibilities of the Director not increase the salary. Applicants are looking for bigger salary. Committee is conducting interviews. Ideal applicant needs administrative skills and a plus is manufactured home experience/knowledge. This is not a state position. Committee was created by law not state funded. Question from the floor – who will train the new Executive Director. The existing assistant was given a raise and that person will assist with the training. There is basic guidance available. It was also asked if there is a job description – yes, it exists and is on Career Builder.

B. Kinnick attended the last DEMHRA meeting. Not a very long meeting after the question was posed as to what happens with the title when a home is assumed by the land owner. People are still paying taxes on homes that they no longer own. Everyone was asked to leave so that DEMHRA could go into Executive Session.

B. Kinnick met with Senator Ennis and he presented him with packets that California, Texas and Florida had used to get manufactured homes under the housing division.

e. Webmaster report (Jerry Brainard - Webmaster) – No report

f. Fund Raising (Ron Amadio) – The turn-out at Grotto Long Neck was a good. Still waiting for the Grand Slam Seaford results. September 18, 2016 is the date for

the DMHOA Spaghetti Dinner. R. Amadio will be signing the contract for the event. B Greenawalt and P. Rice said there is a DJ in their community and they will check with him and see if he is available for our event. Another suggested DJ is JoeyD. There has been a suggestion that there be entertainment at the event. R. Amadio is working on that. There will be a Chinese auction on the night of dinner.

g. By-Laws Committee (Dixie Boucher, Mike Gray, Jerry Brainard and Ron Amadio)
– No report

h. Legislative Committee (Mike Gray) – No report

23. New Business

a. B. Kinnick welcomed the 10 Presidents that are in attendance. There are some activities that are going on that require their attention.

b. R. McDonald, Wild Meadow in attendance SB123 that motion was left hanging because of the land owners were not happy that they would not get money on their capital improvements. Also, the litigation of the rent increase of 2014, there is a final hearing in the state Supreme Court June 10, 2016. Looking for support at the meeting. P. Rice stated that if there was some advance notice, a 'Red Shirt' avalanche attendance can transpire.

c. The B. Kinnick, the Vice President has asked for help with many committees and he explained that the few that have been carrying the flag for the many is just too much. He also explained that there are sign-up lists at the back table.

d. B. Kinnick explained what the term M.A.D (Make a Difference) means. This is a term that E. Speraw uses. A recommendation was made to have letter templates and email templates to send to officials. Also recommend that invitation go to all the elected officials at the various meetings not only DMHOA but the community meetings. Find out who is running against the incumbent. Word to the wise that as a 501C we cannot endorse or play favorites to any one candidate.

- e. By-Laws discussion (Ron Amadio) – The By-Law update is moving more toward a membership voting rather than just the HOA Presidents voting. There are some people that have moved out of manufactured homes but would like to remain active with the group. Right now the only one that can vote on the by-laws is the HOA presidents. This is one of the changes recommended to the current by-laws. Also looking for the HOA presidents to assist in creating a database that allows for flow of information to the actual members. R. Amadio did a quick data drop of some of the changes that will be changing.
- f. B. Kinnick discussed the arbitration process. Using the power point document.

- 24. 50/50 drawing – P. Rice won the drawing in the amount of \$36.00. She donated it back to DMHOA
- 25. Motion was made to adjourn the meeting at 8:15 p.m. by B. Greenawalt. The motion was seconded by P. McDonnell. The motion was carried with one nay vote. The meeting was adjourned at 8:15 p.m.

The meeting was called to order at 6:35 p.m. by Bill Kinnick, Vice President.

- 26. Pledge of Alliance/Silent Prayers for Troops.

- a. President's Report - Next DMHOA meetings
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 2. Next General meeting - July 25, 2016
 3. Executive Board – June 1, 2016
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Delaware Manufactured Home Owners Association (DMHOA)
Minutes for August 22, 2016

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- 5. Pledge of Alliance/Silent Prayers for Troops, Members of Blue, Fire, EMT & all the flood fire victims across the US.

6. OLD BUSINESS TO BE COMPLETED:

- a. By-Laws – Article V, Paragraph C – Elections. There was discussion pertaining to nominations from the floor. D. Boucher recommends that the by-law be rewritten to include the option of nominations from the floor. B. Greenawalt motioned to table the approval of the by-law until the issues is discussed with the individual that proposed the original by-law and that others have the opportunity to submit the change for floor nominations. R. Amadio second the motion. Motion was carried with 1 nay vote.
- b. Update on Retirement dinner – To date 10 spaghetti dinner tickets for September 18, 2016 have been sold. R. Amadio has tickets available. Still looking for donations from some of the home owner associations. We have received some acceptances from some political candidates.

Still have flags available for sale.

c. President's Report - Next DMHOA meetings

^{c.i.1.}Next General meeting – September 26, 2016

^{c.i.2.}Next President's meeting – September 26, 2016 from 5:45 to 6:15 prior to the General meeting (Legislative agenda)

^{c.i.3.}Executive Board – September 7, 2016

- d. Treasurer's Report (Lillian Reynolds) – The Treasurer read the July 2016 report. The electronic report will be submitted for the record. No questions from the floor. P. Rice made motion to accept the report. B. Greenawalt second the motion. Motion was carried with 1 nay.
- e. Secretary's Report (Connie Kinnick) – Hard copies of the Secretary's report were provided to the attendees. No questions from the floor. L. Reynolds made motion to accept the report. V. Rice second the motion. Motion was carried with 1 nay.
- f. Webmaster report (Jerry Brainard - Webmaster) – No report

- g. VP/President Announcements: Still pursuing many initiatives through DEMHRA and DOJ.

7. NEW BUSINESS

- a. DEMHRA (Dixie Boucher) – DEMHRA meeting on September 20, 2016 at 1:30 p.m. in Camden.

B. Kinnick has a meeting with Adjutant General's Fraud Waste and Abuse department on September 9, 2016 at Dover at 2:30 p.m.

- b. DOJ meeting: B. Kinnick has a face to face meeting with DOJ.

- c. Status of DEMHRA findings/DOJ updates – With the concurrence of the DMHOA Executive Board we submitted FOIA for St Jones Landing. Through the review we found that the document that K4 Management used is an invalid document. The document states that they have to vacate their lots by March 31, 2107. There is no document on file for Land Use Change. There has not been a public forum for the Land Use Change.

- d. Committees:

- I. HOA
- II. Members at Large
- III. Regional County Reps
- IV. Fundraising/Grants

- e. Candidates forum for September's meeting -

- f. Floor open for comments/discussion – B. Kinnick placed the meeting in the hands of L. Reynolds, Treasurer. V. Rice made motion to move B. Kinnick into the position of President because of the resignation of E. Speraw. It was explained that the Vice President position would remain open until someone is appointed. R. Amadio second the motion. Motion passed.

g. 50/50 drawing – L. Reynolds won the drawing. Total was \$44.00 so the split was \$22.00 for the Angola Beach and Estates and \$22.00 for L. Reynolds.

8. Motion was made to adjourn the meeting at 7:55 p.m. by D. Boucher. The motion was seconded by M. Blacker. The motion was carried with one nay vote. The meeting was adjourned at 7:55 p.m.

Delaware Manufactured Home Owners Association (DMHOA) Minutes for September 26, 2016

The meeting was called to order at 6:35 p.m. by B. Kinnick, Vice President.

Pledge of Alliance/Silent Prayers for Troops, Members of Blue, Fire, EMT & all the flood fire victims across the US.

30. OLD BUSINESS TO BE COMPLETED:

- a. By-Laws – On hold because Jerry Brainard was not in attendance.
- b. Update on Retirement dinner – The event was very successful. The following is the breakdown:

128 tickets sold	\$1280.00
Auction tickets sold	370.00
50/50 profits	166.00
Cash donations	150.00
SUBTOTAL	\$1966.00
DJ Invoice paid	150.00
TOTAL PROFIT	\$1816.00
- c. Treasurer’s Report (Lillian Reynolds) – Report will be provided next meeting. Lillian Reynolds out of town due to family emergency.
- d. Secretary’s Report (Connie Kinnick) – Report was provided. Motion made by J. Farrelly. Motion was seconded by R.Amadio. Motion carried. Motion passed with no nay votes.
- e. Webmaster Report (Jerry Brainard - Webmaster) – No report
- f. President Report: B. Kinnick met with DOJ. Discussed multiple issues to include legislation, complaints, status of Weidner College. October 24, DMHOA

candidate forum at Angola. First time home buyers fair – 128 visitors, 50 vendors, made some great contacts and we are going to begin building a marketing effort.

g. President's Announcements - Next DMHOA meetings

1. Next General meeting – October 24, 2016 Candidate forum only.
2. Next President's meeting –
3. Executive Board – September 7, 2016

31. NEW BUSINESS

a. Getting Legislative Issues ready for with Community Presidents in attendance 2017. **B. Kinnick will compile and share with Presidents.**

b. DEMHRA – Next meeting September 27, 2016 at 1:30 p.m.

c. American Legion #28 has cancelled their Candidate forum due to conflicting dates for candidates.

d. Committees: Looking for volunteers to assist in the following:

- i. HOA
- j. Members at Large
- k. Regional County Reps
- l. Fundraising/Grants

e. Floor open for comments/discussion – Mike Blacker volunteered to assist and shadow Bill.

Leonard reminding everyone that this legislative year is going to be bad and that we need to make sure that we have maximum participation.

Working on compiling the list of candidates for the forum.

Betty recommended that we have a forum in January with those that were elected.

Mike Gray states we need to really start at the County Council level to get some of these laws passed. Home Depot is trying to establish a presence in our area. They have a program (Beth McGinn to Tina Washington) that will help veterans. Connie talked about Smart911.com

Bill talked the Make A Difference (MAD) award established in E. Speraw's name. Award given to Dixie, Mike and Fred

f. 50/50 drawing – M. Gray won \$43. He donated it back to organization

32. Motion was made to adjourn the meeting at 7:45 p.m. The motion was made by R. Amadio. Motion second by B. Greenawalt. The motion was carried. The meeting was adjourned at 7:46 p.m.

DMHOA GENERAL MEETING MINUTES

November 28, 2016

The meeting was called to order by B. Kinnick at 6:30 p.m.

- V. Pledge of Alliance/ Silent Prayers for Troops, Members of Blue, Fire, EMT & All the flood & Fire victims across the US.
- VI. Introduction of Executive Board members
- VII. **Order of business:**
 - a. Reading and approval of Treasures report – L. Reynolds will send report electronically. A. Filmore made a motion to accept the Treasurer’s report. A. O’Connor seconded the motion. Motion carried by those present.
 - b. Reading and Approval last meeting minutes. J. Brainard made a motion to accept the Secretary’s report. R. Weymouth seconded the motion. Motion carried by those present.
 - c. Report from Webmaster – No report
 - d. Report from DEMHRA representative -
 - e. Report from Fund raising Chairman – Proposed fund raiser with Grotto in January. Usually in two places. In February looking at Applebee’s breakfast and in March Grotto’s. In December 19 at 6:30 p.m. DMHOA Christmas party. Still have American flags at \$7 each.
 - f. Report from Grant Chairman – V. Rice is working on a grant from the state that we have gotten for the past few years. This year the submission is electronic. It should be submitted in a few days. L. Sears asked why we haven’t tapped some other grants that he and B. Kinnick heard about through the County. V. Rice is going to peruse.
 - g. President reports and announcements
 - g.i. Status of DEMHRA findings/ DOJ updates -
 - g.ii. Arbitrations and Community issues throughout the State -
 - g.iii. St Jones Landing Final update before executive action -
 - g.iv. Food Drive – Dec 5 caroling/food drive in Georgetown. The Food Drive continues in January 2017.
 - g.v. Clothing Drive – Donated clothes will be delivered with the food at the event in Georgetow.

h. Unfinished business (By-Laws review moved to Jan 2017 mtg)

VIII. New Business

a. Saturday 12/3/16. - DMHOA event:

Middletown, DE at the Firehall starting @ 5pm, Doors open @ 4:30 pm
Subject "Rights of Manufactured Homeowners & Landlord/Tenant laws.

b. Dec 5th Caroling on the Circle in Georgetown starts @ 6:30pm

c. Getting Legislative issues ready 2017 – January 10, 2017 Legislative kick-off.

d. DEMHRA next meeting – Jan 2017 Special meeting on Dec 6 in Camden at 1:30 p.m.

e. Discuss assistance for the Committees –

e.i. HOA

e.ii. Members at large

e.iii. Regional County reps

e.iv. News Letter

e.v. Legislation

f. Next DMHOA meeting Dec 19th Christmas/Holiday party

g. Floor open for comments/ discussion

h. 50/50 drawing

IX. Motion was made by J. Brainard to adjourn the meeting. R. Amadio seconded the motion. The motion was carried by those present. The meeting was adjourned at 7:40 p.m.