

DMHOA GENERAL MEMBERSHIP MEETING  
March 22, 2021

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

NAME	POSITION	PRESENT	ABSENT
William A. Kinnick	President	X	
Rick Clum	Vice President		X
Constance E. Kinnick	Secretary	X	
Carolyn Fritz	Treasurer	X	
Ron Amadio	Directory of Fund Raising		X
Jerry Brainard	Director of Social Media	X	
Rich Hrycyshyn	DEMHRA	X	
Joyce O'Neal	Director of News Media	X	
Beth McGinn	Director of Veterans Activities	X	
Vinny Rice	Director of Grants	X	
Lillian Reynolds	Advisor to the Executive Board	X	
Michael Gray	Special Assistant to the Executive Board		X

1. Meeting conducted via telephone conference.

2. **ORDER OF BUSINESS:**

a. **Treasurer's Report:** C. Fritz provided the Treasurer's report. The report was sent to the Board electronically.

R. Hrycyshyn made a motion to accept the Treasurer's report. L. Reynolds seconded the motion. The motion was carried by all present.

b. **Secretary's Report:** The reading of the Secretary's report was deferred. C. Kinnick stated that the minutes are current. As the minutes are reviewed and approved, they are being posted to the DMHOA website ([www.dmhoa.org](http://www.dmhoa.org)).

**New Correspondence:** No new correspondence

B. Johnson made a motion to accept the Secretary's report. R. Hrycyshyn seconded the motion. The motion was carried by all present.

c. **Fund Raising:** B. Kinnick provided the report basically on the Do More 24 activity on 4-5 March 2021. He thanked all participants especially those that got up at 3:00 a.m. to contribute so we would have access to additional funds. A Thank You email will be compiled and sent out via the notification email and all

DMHOA GENERAL MEMBERSHIP MEETING

March 22, 2021

the DMHOA media. We reach \$3,000 plus and the final check should be received around March 30, 2021. Our goal for next year is to have a dedicated committee established. We were 45<sup>th</sup> out of 220 participating organizations.

d. **Grants:** The following report was submitted electronically:

1. Freeman Foundation Grants.
2. Gallo Gives.

and thanks to Jerry Brainard,

3. U. S. SBA **NON-PROFITS** Grants; and
4. Resilia MICROGRANTS

e. **DEMIRA:** Per R. Hrycyszyn at the last meeting on March 11, 2021 the Trust Fund had \$11.735M. Open arbitrations at Rehoboth Bay – HTA pending Supreme Court; Wild Meadows – RHP awaiting Superior Court; Murray Manor – RHP; Winterset Farms – MHP; Shady Park - RHP.

There has been \$700K spent on arbitrations.

Pending sales of Communities as follows:

- Breeze Street – sold.
- Dover Air Park – sale cancelled.
- Lincoln MHP
- Bayside Marina – Tortelli Realty.
- Ridgewood Manor – purchased by RHP.
- Silver Oaks MHP on the market.
- Vanessa MHP on the market.

The next meeting is April 29, 2021. The meeting will be a ZOOM meeting.

f. **Social Media:** No report

g. **News Media:** No report

h. **Vice President Update:** No report

i. **President Update:**

Legislative Updates/Legal Committee: B. Kinnick had a telephone conference with CLASI to discuss the bill that they had compiled. He explained to them why the bill should be separated out. If the bill comprised many different topics, it would be easier for the entire bill to be dejected. First bill should be DEFINITIONS. The second bill should be NO PAYMENT OF RENTAL INCREASES UNTIL THE CASE IS FULLY DECIDED BY THE COURT. The

DMHOA GENERAL MEMBERSHIP MEETING

March 22, 2021

third bill should be LOT RENT ASSISTANCE. The fourth bill should be RIGHT OF FIRST OFFER.

Senator Ennis' bill about Capital Improvements and doing away with Market Rent is going to the Senate.

Representative Walsh and Williams' bill which allows various people to attend lot rent increase meetings.

Representative Williams' bill to create laws in Spanish.

DOJ/Ombudsman Update: B. Kinnick met with Brian Eng to discuss the validity of a landowner providing home inspections without a license. Brian recommended that this be reported to the Home Inspectors Office in Dover.

There was also discussion about Chapter 70 clearly stating that the law was for Home Owners Associations and that there is no reference to any other type of organization.

Ridgewood Manor: The Community had its first lot rent increase meeting with RHP. RHP presented a lot of rent increase of \$125.00 per month.

Rehoboth Beach HOA: Awaiting Supreme Court status.

Mobile Gardens: Law enforcement is still looking for the shooter. No additional information to date.

Mariners Cove: Still moving forward on Receivership action.

County/Community Canvassing in 2021: As weather permits and availability of helpers canvassing will be scheduled.

Bon Ayre Training: A Know Your Rights training session was conducted with 31 participants. The training went well, and it was very productive.

Sewage Issues in Sussex County: B. Kinnick is working on scheduling a walk through with Timothy Dukes, Danny Short and DENREC representatives.

WBOC Advertising: The first of our DMHOA advertisements will be shown on Delmarva Life on Tuesday, March 23, 2021 at 5 p.m.

Fund Raising: We need the creation of a DoMore24 Committee so that DMHOA can be prepared for next year's event. More information to come.

DMHOA GENERAL MEMBERSHIP MEETING

March 22, 2021

DMOHA positions: We all need to make sure that we advertise the following positions: 1) Web Designer – GoDaddy is changing some features and we need assistance to partner with J. Brainard, our current Director of Media; 2) Treasurer – our current Treasurer is recovering from a medical situation but has also returned to work. We are in need to a replacement. 3) Secretary – our current Secretary has been doing this position since late 2015. Her service ends in November 2021. 4) DoMore24 Committee and Members.

j. **New Business:**

- Reminder that DMHOA website ([www.dmhoa.org](http://www.dmhoa.org)) has the latest information received from the State reference COVID-19 news.
- The next DMHOA General Membership meeting will be April 26, 2021. This will be a teleconference. The same call-in number and passcode will be used.
- We now have the DMHOA trifold in a Spanish version.
- Mariners Cove is looking for donations for the family that lost their home to a fire.
- Representative from Donovan Smith asked if there is a violation within the Community if the law states that no lot rent increase can be assessed. B. Kinnick states that was correct and that should occur contact the DOJ Ombudsman and DEMHRA and make them aware of the situation.
- There was a question concerning dog attacks. If the dog is unleashed and unattended contact Animal Control. You should also alert your HOA and the Management Office.

**ADJOURNMENT:** J. Brainard made a motion to adjourn the meeting. R. Hrycyshyn seconded the meeting. The motion was carried by all present. The meeting adjourned at 7:27 p.m.