

DMHOA GENERAL MEMBERSHIP
June 28, 2021

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

NAME	POSITION	PRESENT	ABSENT
William A. Kinnick	President	X	
Henry 'Rick' Clum	Vice President	X	
Constance E. Kinnick	Secretary	X	
Carolyn Fritz	Treasurer		X
Lillian Reynolds	Advisor	X	
Ron Amadio	Director of Fund Raising	X	
Jerry Brainard	Director of Social Media	X	
Vinny Rice	Director of Grants	X	
Mike Gray	Advisor		X
Beth McGinn	Director of Veterans Affairs	X	
Joyce O'Neal	Director of News Media	X	
Rich Hrycyshyn	DEMhRA Representative	X	

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

1. ORDER OF BUSINESS:

- a. **Treasurer's Report:** The Treasurer's report was provided to all Board members electronically. R. Amadio made a motion to accept the report as read subject to audit. R. Hrycyshyn seconded the reports. The motion was carried by all present.
- b. **Secretary's Report:** C. Kinnick stated that all minutes have been compiled. P. Rice made a motion to accept the report. B. Johnson seconded the motion. The motion was carried by all present.

New Correspondence: None

- c. **Fund Raising:** R. Amadio provided information on the upcoming fund-raiser.

A night out for 2 lucky folks on December 4th, 2021. Enjoy the play *Scrooge* at Clear Space Theatre Company and receive a \$100 gift card to Fins Fish House and Raw Bar to use at any time.

Raffle tickets: \$ 5.00 each or 3 for \$10.00

Tickets available now and at the DMHOA meeting

Last date to purchase tickets: October 8th, 2021

Drawing: October 15, 2021

HOA Officers: We are asking each HOA to commit to selling at least 21 tickets. Please print the flyer and post on your community bulletin board. Contact Ron Amadio (302 258 3067) and he will arrange to get the tickets to you.

The Amazon Smile fund raising is an ongoing event. It was mentioned that by participating in this segment of Amazon it does not have any effect on your Amazon account, your Amazon Prime account or Amazon credit card. All proceeds come from Amazon.

d. **Grants:** V. Rice submitted the following report.

With the aid of the FREE consultant supplied thru DANA, DMHOA has applied for the latest Delaware Community Foundation (DCF) grant for " Community Needs.

e. **DEMHRA:** R. Hrycyszyn submitted the following report. The last meeting was held on June 3rd. This report is based upon the last approved minutes of April 29th.

Legal Council Report

Complaints were dismissed for the following communities as they have paid their assessments: Naaman's MHP, Kings Cliffe, Forest Park, PineHaven, and County Seat. Complaints were filed and still pending for Towers MHP, Bowers MHP, Minquadale, and Sussex Manor. Appleby is delinquent. They received a copy of default judgment making them aware there is a court order indicating that they still owe.

Delinquency Reports

The following parks are now two quarters late Bethany Crest, Bowers MHP, Cabbages Estates, Hartly MHP, Holly Hill Trailer Park, Magnolia Estates, and Upcountry MHP. A motion to sue was made and carried 5-0.

Arbitration

With the Delaware Supreme Court decision on Docket 07-2018 Wild Meadows vs. RHP, that the arbitrator had the right to request documents in discovery, the following suits may now proceed:

Rehoboth Bay vs. Hometown America (Dockets 07-2016 & 08-2016 Combined)

Wild Meadows HOA vs. Wild Meadows MHC (Dockets 10-2017 & 04-2019 Combined)

Murray Manor vs. RHP Properties (Dockets 03-2019)

Winterset Farms HOA vs. Winterset Farms MHP (Docket 01-2020)

Murray Manor HOA vs. RHP Properties (Docket 03-2020)

Wild Meadows HOA vs. Wild Meadows LLC (Docket 04-2020)

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Shady Park HOA vs. Shady Park MHC LLC (Docket 01-2021)

Ridgewood Manor HOA vs. Ridgewood Manor II MHC, LLC (Docket 02-2021) is pending arbitration.

The Board found that **Paradise Cove** (Formerly Malone's Bayside Marina) should be paying into the Trust Fund but have not. The MHP is not registered. The owner claims that they should be exempt based on seasonal usage. To be exempt from the Trust Fund, the entire park must be for seasonal use. Since there are at least two residents living there year-round, and the utilities are on year-round, all residents are responsible to pay the monthly assessment whether they live there full or part time. DEMHRA will send a letter to the owner stating that all residents will have to pay into the Fund.

The Trust Fund, as of May 31st is \$11,908,997

Complete minutes can be found on the DEMHRA website.

Our next meeting is scheduled for July 22nd at 1:30.

- f. **Web Master's Report:** J. Brainard provided information on the update of our webpage. He has sent out the URL for all to review. He has been in deep discussions with GoDaddy programmer and is working on ensuring that we get what we were promised and paid for.
- g. **MEDIA TEAM:** J. O'Neal provided the following information.
- J. O'Neal discussed actions DMHOA homeowners can take before that next Legislative session starting January 2022 to help us get the DMHOA sponsored Bills passed by our Legislature for all of our protection. Her comments included:
1. Sign up for your Legislators Newsletter **Now**, don't wait until Jan 2022.
 2. Go to the "Get togethers" our Legislators host and make sure you tell them you live in manufactured housing on leased land in their District and you are a voter
 - Do that Now don't wait until we need them to Vote on one of our Bills.
 3. Take friends and neighbors with you to these "Get togethers"
 - You need to do this NOW, so our Legislators can see for themselves how many of us there are.
 - The more folks you take, the more powerful we become in the Legislative arena.
 4. Let your legislators know you are watching their actions.
 - Send your Legislators emails,
 - You can do the once a month approach where you tell them you live in manufactured housing on leased land in their District and you want to know what they have done for your community this month?
 5. Be respectful to them – but also let them know what you want them to do.

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The Bottom line:

- As a group we are MORE powerful at the ballot box than our land owners,
 - But we need to remind our Legislators of this fact by letting them
 - Hear us, see us and answer to us often **all year long!**
- h. **Vice President:** R. Clum has confirmed that DMHOA will begin having our meetings at the Angola Estates Clubhouse beginning in August-December 2021.

2. President reports/announcements:

- a. **Legislative Updates/Legal Committee:** We are definitely seeing results from the 50cent bill. We have received a great deal of legal aid from CLASI and it is starting to show the fruits of not only their labors but all the hard work put in to get that bill across the finish line.

Sue Lashey made some suggestions that had worked in the past. She suggested that we prepare Position Papers which helps keep everyone on the same sheet of music when we are talking to Legislators, media, even our homeowners within our various communities. She also suggested making signs for when we go to Legislative Hall. The Red Shirts are effective but the addition of signs helps with our points of interest. She also suggested that we work on a Vision Board for 2022 so all will be aware of the projected projects/issues that we will be focusing on.

- b. **Layton's Rivera:** This Community has been sold and has been converted into a nature park.
- c. **Sewage Issues in Sussex County:** B. Kinnick has requested a meeting with Danny Short, Timothy Dukes and DENREC to continue the discussion about sewage issues. He has a meeting date of June 1, 2021. There are 14 communities with sewage issues.
- d. **WBOC Ad:** The media blitz is going to New Castle County. Facebook and TikTok will be the media. The ad was approved on Friday, May 28, 2021.
- e. **Do More 24:** See the information above under Fund Raising. Key points are that we will need to form a committee. Also discussed various positions within DMHOA that need to be filled i.e., webmaster, treasurer, secretary.
- f. **DMHOA Positions:** We still have a need for Treasurer, Secretary and Web Designer.
- g. **RTA Update Reminder:** B. Kinnick reminded all that each Community must update the RTA with their Board members information and by-laws. If there has not been any changes to either of these items, just email the RTA and let them know that there were no changes.
- h. **Know Your Rights Classes:** B. Kinnick is looking for locations to schedule a couple of classes in August. We will keep everyone posted.
- i. **Barkers Landing/Love Creek/Stage Village:** B. Kinnick is working on scheduling a site visit to these Communities.

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OLD BUSINESS:

DO MORE 24: Key point is that we will need to form a committee to handle the business of this annual fund raiser.

POSITIONS ON THE BOARD TO BE FILLED: There are various positions within DMHOA that need to be filled i.e., webmaster, treasurer, secretary.

NEW BUSINESS:

OPEN DISCUSSION:

- a) Meeting adjourned: J. Brainard made motion to adjourn the meeting. R. Clum seconded the motion. Motion was carried. The meeting was adjourned at 8:15 p.m.