

DMHOA GENERAL MEMBERSHIP
August 23, 2021

Meeting called to order at 6:36 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	

1. **ORDER OF BUSINESS:**

- a. **Treasurer's Report:** The Treasurer's report was provided to all Board members electronically. The Treasurer was not in attendance, so the report was not read and will be addressed at the next General Membership meeting.
- b. **Secretary's Report:** C. Kinnick stated that all reports were current, and they were posted to the webpage. R. Hrycyshyn made a motion to accept the minutes as written. J. Brainard seconded the motion. The motion was carried by all present.

New Correspondence: None

- c. **Fund Raising:** R. Amadio provided information on the Fall raffle. With the summer season and lack of face-to-face meetings, we must advertise more for our event. Cutoff date for selling tickets is October 8 with the drawing on October 15, 2021. The flyer with all the event information has been posted to the webpage and has been provided to all the HOA Presidents.

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.

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1. DMHOA was Awarded a \$10,000.00 Grant for "Emergency Repairs/Maintenance"
 2. DMHOA was NOT awarded the latest grant from Delaware Community Foundation (DCF), but we will continue to apply for other DCF grants.
 3. V. Rice was able to attend the Delaware Alliance for Nonprofits Alliance (DANA) Board of Directors ZOOM meeting on August 2, 2021.
 4. DANA has the following upcoming training: Grant Writing, --Thurs. August 12th (\$35.00 per computer site).
- e. **DEMhRA:** R. Hrycyszyn provided the following report:

Last meeting was held on July 22nd. This report is based upon the last approved minutes of June 3rd.

Executive Director's Report:

In the process of auditing the HOA's, it was discovered that some have not sent DEMHRA their by-laws. This is required for compliance with Chapter 70. DEMHRA will audit all HOA files and those who are missing by-laws will be sent letters giving them 10 days to comply. The letter states that if they do not send their by-laws as requested, they will be removed from our list and will not be eligible to participate in Right Of First Offer or receive letters regarding rent justification.

Legal Council Report

Eight (8) new parks were identified at last month's meeting as being delinquent and required demand letters sent for legal action to be taken. As a result of that action, Bethany Crest paid, Cubbages only has one leased lot and do not have to pay assessment fees, Up Country has paid, and Riverdale is on hold as there is a credit on their account. Hartly MHP, Holly Hill Trailer Park, and Magnolia Estates all had suits filed because they did not respond to the demand letters. A demand letter was also sent to Oakway MHP and in conversations with the owner, DEMHRA was informed they would pay. However, they have not paid, so a suit will be filed. Outstanding complaints delayed because of COVID-19 are Towers, Bowers MHP, Minguadale and Sussex Manor.

Delinquency Reports

Per the April 2021 Division of Revenue report, the following are more than two quarters delinquent: Dackerg, MHP, Dalton's MHP, Hedgerow Hollow, Hilltop MHP, Lakeside Homes, Mason-Dixon Trailer Court, Quality Homes, Sandhill MHP, Sea Air Village, The Crossings at Oak Orchard, and Woodland MHP.

A motion to sue the above-mentioned delinquent parks was made and passed.

Arbitrations

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With the Delaware Supreme Court decision on Docket 07-2018 Wild Meadows vs. RHP, which confirmed the Superior Courts decision 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)
- Fred Neil vs. Wild Meadows (Docket 10-2017)
- Wild Meadows HOA vs. Wild Meadows MHC (Docket 04-2019)
- 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) Docket closed. RHP no longer seeking increase above CPI-U.
- Wild Meadows HOA vs. Wild Meadows LLC (Docket 04-2020)
- 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.

Parks Going Through Change in Use:

Pine Point Park – Mr. Sutton was contacted by the park manager and several tenants regarding the procedure for requesting relocation benefits. Applications were sent to them, and they were informed to include supporting documentation so that their benefits can be approved.

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

Complete minutes can be found on the DEMHRA website ([Past Meetings Minutes - Delaware Manufactured Home Relocation Authority \(DEMHRA\) - State of Delaware](#))

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

- f. Web Master's Report:** J. Brainard the following information. New website is up and running. He asked that all go out and review and provide him with comments on things that might be needed. He is providing a 30-day window to send in comments/suggestions.
- g. MEDIA TEAM:** J. O'Neal was not in attendance - no report was submitted.
- h. Vice President:** R. Clum provided the following information. He is receiving a rise in eviction calls for help. Vice President and President did a tour of communities that have sewage issues. Reminder that we need assistance on the Board. J. Brainard shared that if a resident is a least two months behind in their rent, please contact the Salvation Army. They have received a grant to assist with this issue.

2. President reports/announcements:

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- a. **Legislative Updates/Legal Committee:** Per the request by Legislators for DMHOA to work with the Landowners, there will be a meeting on 8 or 9 September 2021. This meeting will include Senator Townsend to discuss SB132.

There was only one bill passed during this past session – HB5 which opens the rent justification meetings for legislators, DMHOA and others to protect the residents.

- b. **Community Overview:** There are 3 communities up for sale and 2 for closure.
- c. **Sewage Issues in Sussex County:** There will be a meeting/discussion for this issue with B. Kinnick, Rick Clum, Pete Swarzkof, Danny Short, Timothy Dukes and Mike Vincent. The issue of the sewage problem and the lack of DENREC response is a the top of the list.
- d. **WBOC Advertising:** B. Kinnick will be meeting with the WBOC Sales Rep to discuss possible next campaign. We are probably looking at March 2022.
- e. **Do More 24:** Key points are that we will need to form a committee to take over this once-a-year project.
- f. **Open DMHOA positions:** Discussed various positions within DMHOA that need to be filled i.e., webmaster, treasurer, secretary.
- g. **Relocation Trust:** Reminded all HOAs that they need to ensure that their Board information has been updated with DEMHRA. This is an annual requirement.
- h. **DMHOA Training:** Training will be conducted on October 2, 2021 at Barclay Farms in Camden. Registration is online on the webpage.

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:

The June DMHOA meeting will be face-to-face on June 28, 2021, at the American Legion Pavilion in Millsboro.

The next DMHOA meeting will be a telephonic meeting on May 24, 2021.

OPEN DISCUSSION:

- a) P. Rice stated that they had received notice from Representative Pettyjohn reference the Sunset Committee for Clean Water. She was told that the Public could send in any comments reference this Committee and its existence. She

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sent in her comments on the importance and the need for this Committee to continue.

She also stated that Lakeside would have their rent justification meeting on October 5, 2021.

- b) Creekside will be voting in a new Board.
- c) The question was posed if DMHOA could have a lobbyist. Our issue is that we are a 501C3 which makes us a charity and there are very specific laws that must be followed to maintain this distinction.
- d) The discussion on long term leases (Barclay Farms) is making some progress.
- e) Meeting adjourned: P. Rice made motion to adjourn the meeting. R. Clum seconded the motion. Motion was carried. The meeting was adjourned at 8:20 p.m.