

CMHOA Board of Directors
Meeting Minutes
December 10, 2011

2011-2012 Board members present: John ('12), Frank ('12)), Dickey ('13), Steve ('13), Terry ('13), Ellen ('12)

Board members not present: Ron ('13)

Guests present: Fred Lot #119 & Carol MacFarland, The Web Master.

OPENING REMARKS:

John called the meeting to order at 7:00 P.M. John acknowledged the presence of Fred from Lot #119 who stated that his Lot Rent is now \$564.00. He does not have a 10-year lease.

BOARD MINUTES OF November 15, 2011: Frank

Minutes were sent to all Board Members with the expectation of review prior to Board meeting. Terry made the motion to recognize the minutes as distributed and Dickey second the motion. The majority of the Board Members carried this motion.

TREASURER'S REPORT: Steve

Treasurer's report was prepared, distributed and read by Stephen Golder. Motion was made by Frank to recognize the report and Terry second the motion. The majority of the Board Members carried this motion.

There was a brief discussion of a possible purchase of Stock. A motion was made by Terry to look into the possibility of a Stock purchase. That motion was second by Steve and the majority of the Board Members carried that motion. John named Steve and Carol as coordinators of the Stock venture.

OLD BUSINESS:

Membership: Steve/Dickey

Steve indicated that the membership has increased to 102 members. John asked Steve if he thought the walk in the Park over the Thanksgiving Day Weekend was successful. Steve thought it was and he indicated if gave us more of a presence to the homeowners that their Board was active in the Park. Also, petition signatures were obtained to oppose the 2012 rent increase. All visited or met during the walk were invited to the Holiday Party later in the day. The petition will be at the Party for all to sign.

Town Watch: John/Frank

John asked Frank if he had anything? Frank replied that he saw a guy taking pictures of the various streets in Camelot and stop to talk to him. The man Jeff Evans, Delmarva, and he was taking pictures to ensure that if any damage is done they (Delmarva) will replace/repair it. Frank mentioned to him that we are getting two (2) new light poles and Mr. Evans replied that all the poles in the park should be replaced because they are made of fiberglass and not good for a public area. Some sort of an arraignment should have been made between the Park owners and Delmarva to replace all the street poles, just replacing the heads is not really adequate. Further, we may experience several water leaks due to the underground digging.

John mentioned that amber lights would replace all the lights in our Park. John asked Park Mark to compare Aspen Meadows lights with ours. John feels that we have less lighting than we should even by Federal guidelines. Frank asked if we have any say as to new Poles for the Park. John said it was a Delmarva Installation and they would have to suggest that to E.L.S.

Trees are still blocking the lamination of the lights. Park Mark stated that since it is winter they would wait until February or March. John stressed the new Tree Law to Park Mark and Mark replied that the Park has spent \$32,000 and they have and on going tree cutting project and that would stand up in court that would put them in compliance with the new law.

Carol stated that she has brought this to the attention of Kevin Carroll, Attorney General's Office, and he will review it but has not gotten back to Carol with an answer.

Ellen mentioned about a "bee" problem in the trees that are hollowed out near her property. Park Mark has been made of that situation. The bees will have to be contained before any removal of the dead trees.

Steve noted that he appears that someone is trying break into Lot #92 Prince Street. It is a vacant property. Park Mark will be informed of this. Also, 275 Estate is a vacant property, next to Edna, and in bad shape. Park Mark has been informed and the owners are paying the rent and he is waiting for a response to its condition.

A young white male has been seen walking in between the houses, on Estate Drive, checking house doors and vehicles. The State Police were called and the male was put in their vehicle. This has not yet, but will be reported to Park Mark.

John stressed taking pictures of the trees and limbs to present to Park Mark and Taunya if needed in the event of damage due to their lack of tree maintenance.

Political: Ellen/Carol

Ellen stated that when E.L.S. purchased this property the real estate taxes have not increased since 1974 according to Sussex County records. Some discussion from Steve but John stated that E.L.S. does not pay real estate taxes they pay “farm taxes” and they have not been increased.

E.L.S. still has over a 12 million loan on this property. Also, there are two lawsuits for lack of maintenance in their other Parks. Ellen stated that she is no longer affiliated with D.M.H.O.A. but we still need support for the 10-year lease and for Rent Justification. Carol stressed the fact that we are having a letter writing campaign to support that cause on January 28, 2012 at 9 A.M., bring a stamp and envelop we’ll have the letters to be sent out. The letters will support S.B. 97, Rent Justification Bill that will be re-introduced in the new session in January.

10-year lease: John/Terry/Ellen/Frank

John asked Frank if he had received anything from Bobbie Hemmerich of McNichol Place. Frank responded in the negative and indicated that he was under the impression that Bobbie was going to forward names of a meeting of several ELS parks on the 10-year lease committee to John. John has not received it but added that it appears that the 10-year lease will be renewed. Terry asked if the 10-year lease would involve all residents. He was informed “no”, only those who initially signed the 10-year lease. However, John stated that Frank suggested to Taunya (Regional Manager) at the first meeting that everyone should be included in the new 10-year lease. Taunya could not give us an answer at that time. Also, at that time Frank, supported by John, asked for a list of the original 10-year lease signers. Taunya stated that she would obtain that list for us but it still has not been forthcoming. John also wanted a list of those who did not sign the 10-year lease. Again, that has not been forthcoming. Carol added that the document ELS had the 10-year lease owners sign originally was found by the Attorney General to be illegal due to the fact that all leases are transferable. The problems being there have not been enough complaints have come into the Attorney General’s Office make the case. Our 10-year lease expires on December 31, 2013. After the New Year we will start to have meetings with our own residents for their view on what they would like to see in the New Lease Agreement. Again, we are still asking for the **original list** of those who signed the present 10-year lease and if all of those 10-years leases are **still active and if not why not**. What happened to the 10-year leases when the owner sold their property to a new buyer? Many questions have to be resolved on the part of E.L.S. Ellen has mentioned in the past that Notes (borrowed money) are due on Camelot Land in 2013. Terry asked to be put on the 10-year lease committee and John stated since you’re the Vice President you’re already on that committee.

Frank made a motion at the request of Carol, to have a brief 10-year lease meeting on 1-17-12 the same night as the Board Meeting. Terry seconded that motion and it was passed. However, that meeting was changed to 1-28-12 at 12 noon the same day of the letter writing campaign.

Fundraising/Party: Carol

Edna who is 101 yrs old is invited to the party and we we'll make arraignments to get her to the party today.

Newsletter: Carol

With the January Newsletter approaching, Carol suggests that it should be noted that in the future, the Newsletter would only be mailed to Homeowners Association Members. Our Homeowners dues are inexpensive but the mailings are getting more and more expensive, so we recommend that you join the Association and get the Newsletter. Since no motion was made at the last meeting, Carol asked that a motion be made that after January 2012 Newsletter, and it will be noted in that Newsletter, only paid members to the Homeowners Association will receive the mailed Newsletter in the future. Dickey made the motion as suggested, Ellen seconded that motion and the majority present carried that motion. Carol also asked that any articles that need to be included in the Newsletter should be given to her within the next two (2) weeks.

NEW BUSINESS:

Ellen stated she received a call from Mitch Ryan, 101 Prince Street, who stated that he got oil and it all leaked out from his tank into the ground. Dickey was very concerned and suggested that the Fire Department be called in addition to DNREC for a clean up of the property. He stated that is a very serious matter and must be addressed. The question is who owns the oil tank under the homes in the Park and who is responsible for the clean up? However, it must be cleaned up A.S.A.P. Both Dickey and John indicated that they would stop by after the meeting.

John asked for a motion to remove Charlie Tumini, not a Board Member of this Association, from any and all accounts and/or documents and to install John Morris on such documents. Frank made the motion as noted by John and Ellen second the request. The majority of the Board of Director carried that motion.

Adjournment:

A motion was made by Terry and seconded by Ellen to adjourn this session. The majority of the Board Members carried this motion.