

CMHOA Board of Directors  
Meeting Minutes  
September 20, 2011

John called the meeting to order at 8:00 P.M.

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

Board members excused: Terry ('13)

Guests present: Carol MacFarland (148), Orlean (84), Rocky Reisinger (116) and David Alexander (60)

OPENING REMARKS:

Due to a special meeting with E.L.S. management: Taunya Baily, East Coast Regional Manager and Mark Cieniewicz, Camelot Park Manager, John welcomed everyone to the regular Board Meeting particularly the visitors. John apologized for the late start but the prior meeting extended longer than expected. With a brief synopsis of the private meeting with E.L.S. members concerning the 10-year lease, which rolls over automatically by law (70-20), other issues and then the meeting began with the scheduled agenda. John made a brief statement about the Pool not being open longer into September and opening earlier in May. E.L.S. says it's a liability issue; it opens and closes because of the school year. A guest Orlean stated that was incorrect. She checked with the State and if we signed a waiver the Pool could open and close its season to the desire of the Homeowner's Association. Another conversation was about the new project by Delmarva that will begin very shortly.

BOARD MINUTES OF August 16, 2011: Frank

Were sent to all Board Members with the expectation of review prior to Board meeting. Dickie made the motion to accept the minutes as distributed and Steve seconded it. 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 Dickie to accept the report and Frank seconded it. The majority of the Board Members carried this motion.

NEW BUSINESS:**Town Watch:** John

Dave from Lot #222 Princesses Street says his scooter was stolen and it was recovered on Route #1. "No Outlet Signs" will be posted at the entrance so vehicles will not think that it is a thoroughfare. Two incidents about missing dogs. Questions are dogs really missing or are people just checking the park out for possible theft.

**Political:** Ellen

A comment about the special meeting, Ellen felt that Chicago would decide what would happen with the 10-year lease and not Taunya and Mark. Bill #97 was lost because of the Northern Senators who are unaware of what is occurring in Sussex County. Bill #66, would have been the better bill, however, Bill #97 will be re-introduced in January. John added that D.M.H.O.A. is alive and well with disagreements. It will survive.

**Membership:** John/Dickie

Steve reports that there are 77 members in your Homeowners Association and Dickie is heading up that committee to increase our overall membership total.

**10-year lease:** John

A comment about the ten-year lease that was subjected to the manager of the Park at the time the lease was signed. Also, for new buyers who were unaware that there was even a lease to be passed on to the new owner. Orlean made some comments concerning the 10-year lease and she was asked if she would like to serve on the 10-year lease committee. She responded in the affirmative.

**Fundraising:** Carol

A letter of solicitation will be available for our Board Member to obtain possible advertising and/or gift cards for our fundraising events. The first event is October 22<sup>nd</sup>, 9:00 A.M., Board of Directors Meeting in the Rose Garden/Club House (bad weather) with Fire Engines at approximately 10:30 A.M and Fire Prevention Awareness with Smoke Detectors being given out for free. Followed in the day at approximately 4:00 P.M. to 7:00 P.m. with a Halloween Party, Pumpkin Carving Contest and Bingo.

A motion to accept the fundraising activities on October 22<sup>nd</sup> was made by Frank and seconded by Steve. The majority of the Board Members carried this motion.

John suggested that all of us would have to do double duties to help with these events.

**Welcome Letter:** John

A welcome letter will be prepared and available in the Office for distribution. If you need one to give to a neighbor or someone new to the Park stop by the Office and pick one up. John feels that the Web Site is not being used/visited as often as it should be. Carol will give us statistics.

**Web Site:** Carol

Board page receives approximately 29 hits daily and the home page received approximately 126 hits daily.

Invoice mail is available for those businesses that would like to advertise with us and pay by email.

Homeowner Association Cards will be issued and two choices were suggested. The Crest Homeowner Card with the lettering of another will be combined as the Homeowner Association Card. Some form of Homeowner Association has been in existence since October 1987 doing the same work we do today.

**Membership:** John/Dickie

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Membership dues are annual from June 1<sup>st</sup> to May 31<sup>st</sup> of the following year. Individuals have to be a current member to vote in the election of Board Members. John asked for a motion to eliminate pro-rating of membership dues.

Motion made to eliminate pro-rating of membership was made by Frank and seconded by Steve. The majority of the Board Members carried this motion.

**Adjournment:**

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