

BARCLAY FARMS  
COMMUNITY MEETING  
August 4, 2004

The meeting opened with the group singing "My Country 'Tis of Thee", followed by the Pledge of Allegiance.

There were approximately 101 residents present.

There were four guest speakers who were familiar with manufactured homeowner associations. Each was introduced and gave interesting talks as follows:

Ms. Emily Farley, Staff Attorney Delaware Legal Aide Society, Inc. Ms. Farley

acknowledged that a Homeowners' Association was very important. There are separate rules regarding landlord/tenant relations and everyone should be aware of them. Her office conducts an Elder Law Program and legal advice is free to residents over the age of 65. She advised residents to call her office with any questions they might have. She furnished her card and some brochures, outlining various areas of interest.

Ms. Gina Miserindino, Delaware Housing Coalition. She also stressed the importance of having a homeowners association, to speak as one voice, not necessarily with Management only, but in dealing with other people. She advised that there is a Tenant's Rights Hot Line in their office to assist with problems. She furnished copies of the Housing Journal, published by The Delaware Housing Coalition.

Mr. Ed Speraw, President of the Delaware Manufactured Homeowners Association, had been scheduled to speak; however, due to illness, he did not attend. In his stead, Mr. Bill Reed, Vice President, spoke on the need to have a homeowner's Association, to speak with one voice. All the speakers were in agreement that we are on the right track in developing our association. He noted that there are 294 manufactured home communities in Delaware. He also alerted the community to the fact that a developer appealed to the Supreme Court and was successful in having certain lease clauses removed which allowed them to charge more rent and change the terms of the lease.

Last to speak was Mr. John Walsh, who is an unpaid volunteer as a lobbyist for AARP and Manufactured Homeowners. He cited a Delaware Law, Chapter 70, which is very important for everyone to read. It sets out the relationship between owner and community. He left a copy for our records. He stated there are over 50,000 manufactured homes in Delaware and that it is very important to vote, as politicians should be made aware that we are a strong coalition.

At the end of the speakers' presentations, questions were taken from the floor.

Is it important to incorporate? If so, should we apply for a non profit status?

The answer was "Yes" to incorporate but Emily will have to check on the "non profit" status as it can be very involved.

A question arose about registering to vote. If a Delaware Driver's license has been obtained, one is automatically registered to vote in the State & National elections. However, it is necessary to register at the Town Hall of Camden, for local elections.

## NEW BUSINESS

1. The business meeting opened with a motion to nominate a temporary organization secretary. Motion made & seconded. Katherine Bellafiore was nominated and the vote was unanimous.

2. A motion to establish a Barclay Farms Homeowners' Association was made, seconded, and voted unanimously to do so.

3. Motion made and seconded to run The Barclay Farms Homeowners' Association in accordance with Robert's Rules of Order until a constitution and by-laws are approved by the community.

4. The Acting Chairman called for five volunteers to serve on a Nominating Committee for organization officers. Volunteers are: Betty Barclay, Carmel Libercci, Stan Woodman, Walter Street, and Frank Flynn.

a. It was proposed that Committee consider a slate consisting of: President, VP, Secretary, Treasurer, and five (5) directors. Motion made, seconded. Passed.

b. That election be held August 18, 2004. Motion made, seconded, passed.

5. A question arose as to Absentee Ballots. Motion to accept Absentee Ballots made, seconded, passed.

6. Motion made to vote by Paper Ballots, seconded, passed.

7. The Acting Chairman called for five (5) volunteers to work on the Constitution and By-Laws. The volunteers are: Jerry Hoecker, Dave Fry, Marge Dyer, Carmel Libercci, and Art Butterworth.

Motion made & seconded to adjourn. Meeting adjourned 8 P.M.  
Respectfully submitted