

MINUTES – EXECUTIVE COMMITTEE MEETING – NOVEMBER 22, 2004

Members in attendance:

Richard Maly	Harvey Lowing	Lois Abendroth	Dave Fry
Tim Webster	Eileen Franco	Marge Dyer	Bob Lockwood

There were 17 residents in attendance.

A motion to accept the revised October 27, 2004 minutes was made, seconded and unanimously approved.

Announcements

Lists were made available for residents to update their address, phone and e-mail information. Residents were advised that all electronic communication is made to 'Undisclosed Recipient' so that no addresses are visible for security purposes.

Richard Maly thanked all volunteers who assisted in preparing mailers for the Town of Camden. The Mayor is planning to attend the Wine and Cheese on November 30th to personally express his appreciation for our community's participation.

Volunteers are needed November 23rd at 10:30 a.m. in the Clubhouse to help prepare a mailing for the Delaware Crime Stoppers. This is a State organization that works with local police departments.

Mike Greenstreet will resign from the Construction Committee effective December 1st. Thanks were extended to Mike for his service to the community. The Executive Committee is seeking a new member to serve on this committee.

Old Business

Community Resource Committee – Tim Webster presented a copy of the 'BFHCA Talent and Interest Resource Request Form'. Residents who either require assistance or want to share a talent with others should return this form to Tim. The Committee will make a match of residents. The form will be available at the Clubhouse or electronically from the website.

Constitution and By-Laws Committee – Dave Fry submitted a written report. A motion to have the committee move from creating a Constitution and By-Laws to creating a Letter of Incorporation and By-Laws was made, seconded and unanimously approved.

Question: What is the status all committees hold because the Association is not formally in place?

Response: We are an Association; therefore, all committees are legally tied to the Association. However, because we are not 'incorporated', any litigation caused by any action of any committee, could be detrimental to the entire community. A lawsuit could potentially name every resident.

Construction Committee – Mike Greenstreet submitted a written report. The committee has submitted a draft of a letter they would like sent to the Town Manager of Camden. It is being proposed that the Town of Camden be asked to adopt either the Kent County Code for Manufactured Housing Installation; the Ritz Craft Installation manual; or Appendix E of the IRC. There is a disparity of inspection procedures for manufactured houses that are on 'owned' land and 'rental' land. A suggestion was made that the committee unofficially approach the Town Manager to secure the opinion of the Town Solicitor on which of these codes would be easier to adopt. It was also suggested that the Ritz Craft manual not be included because they are not the only manufacturer

doing business in Camden. Upon receiving a response, a special meeting of the Executive Committee will be held. The letter can then be re-drafted and sent.

Sewer and Water Committee – Paul George submitted a written report.

Question: Is the Camden-Wyoming Sewer and Water Authority answerable to any State authority?

Response: No, it is a private entity. The Public Service Commission in Delaware has approximately 10 water companies subject to its regulation; ours is not one of them. After this committee's final report, it may be necessary to empanel another committee to look into how legislation can be implemented to improve this situation.

New Business

Membership Committee – Bill McNiece was introduced as Chairman. The other members are: Lois Abendroth, Carm Libercci and Charlotte Pepper. This committee will visit all residents with information on the formation of the Association.

A motion was made, seconded and approved that interim dues of \$20 per person be collected for the year 2005. Each person remitting dues will be entitled to one (1) vote in Association business. The \$20 previously collected from Executive Committee members and others will be considered as their 2005 dues.

Communication Committee – Susan Hoecker has volunteered. Four (4) additional volunteers are needed.

Finance Committee – Harvey Lowing, Treasurer, is automatically on this committee. Additional volunteers are needed to help develop a budget to be presented to the Association.

A motion that the next Executive Committee meeting be Monday, December 20, 2004 at 2 P.M. at the Clubhouse was made, seconded and unanimously approved.

A motion to adjourn was made, seconded and unanimously approved.

Respectfully submitted,

Eileen Franco
Secretary