

MINUTES – EXECUTIVE COMMITTEE MEETING – DECEMBER 20, 2004

Members in attendance:

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

There were 20 residents in attendance.

A motion to accept the November 22, 2004 minutes was made, seconded and unanimously approved.

Announcements

Our Association needs a logo. Joan McNiece and Steve Chianese are working on ideas. Other residents who wish to submit a sketch or drawing are encouraged to do so for the January Executive Committee meeting.

Residents recently received a letter from the property manager regarding pets. This letter refers to a fee, but the amount is left blank. The lease, Appendix A, contains a reference to a fee with the same blank. Everyone is urged to carefully read their lease (rental agreement) and Delaware Title 25 Chapter 70 attached to the lease. Should anyone have concerns regarding this issue, they are urged to seek legal advice.

The Camden Town Council presented the 1st reading on the Senior Tax Reduction issue. The next Town Council meeting is January 3, 2005 at 7 pm at the Firehouse.

Lt. Melvin of the Camden Police Dept. will join our January 5th Coffee and Donuts. He will talk about how we can help to keep our community secure.

Committee Reports

Community Resources Committee – Tim Webster has published a list of the types of resources available in our community. This list is posted on the Community Bulletin Board in the Clubhouse. Blank forms for residents to request assistance are available at this same location.

Construction Committee – Mike Greenstreet has resigned from the committee. Bill Taylor advised that there are no changes to report at this time. On the recommendation of this Committee, the Executive Committee sent a letter to the Town of Camden urging that the town's Building Codes be updated. The letter suggested 3 possibilities: (1) IRC Code; (2) Kent County Codes re Manufactured Housing; or (3) the Ritz Craft manual relating to the assembly of manufactured houses.

Communication Committee – The following residents have volunteered to date: Susan Hoecker, Ginger George and Wes Hamlin. At least one more person is needed.

Membership Committee – This committee consists of Bill McNiece, Lois Abendroth, Charlotte Pepper, Tim Webster and Carm Libercci. The 1st canvas of all residents will be on December 27th. A letter and handout will be given to each household.

Constitution and By-Laws Committee – Dave Fry submitted a written report. The re-written By-Laws; draft Letter of Incorporation and Suggested Operating Procedures for all committees were submitted to the Executive Committee.

Water and Sewer Committee – Paul George submitted a written report. The Mayors of both Camden and Wyoming are aware of the concerns people have with the Sewer and Water Authority and will be meeting to discuss this issue.

A motion to share the information in both reports with the Towns of Camden and Wyoming was made, seconded and unanimously approved. Richard Maly will have the reports sent to the Mayor and Town Manager of Camden. If they wish, the information can be shared with Wyoming Town officials.

Paul was asked if he felt it would be appropriate for the committee to put together a suggested watering schedule, for referral purposes, to make available to all residents. Paul felt this could be done with the proviso that the watering schedule would depend on the type of weather in any given watering season.

New Business

Dave Fry suggested that the Executive Committee hold an informal workshop allowing the members a chance to get together, without an agenda or minutes. This would allow the EC members to keep in touch with community news and feelings, etc. This workshop would be held off-site with no residents in attendance. Richard Maly noted that the EC represents every member of the community; but this workshop would allow the 5 Directors to informally bring any ideas that come out of the workshop back to the community.

This workshop can be held at the WSFS Bank on Route 13 in Camden. A conference room is available for use by any group in the community.

A motion to hold this workshop was made, seconded and approved unanimously.

A motion that the Executive Committee accept the re-written By-Laws of 12/11/04 and charge the By-Laws Committee with publishing the proposed BFHCA By-Laws for distribution to the entire community was made, seconded and unanimously approved.

A motion that the By-Laws Committee hold an Open Workshop, to include all residents, on January 6, 2005, was made, seconded and unanimously approved.

A motion to set a tentative date of January 20, 2005 for a Special Meeting of the entire community to accept the By-Laws was made, seconded and unanimously approved. The meeting will be at 2 PM at the Clubhouse. This date is contingent upon no major changes being required to the By-Laws as a result of the Open Workshop on January 6th.

Richard Maly wants to send final copies of both the By-Laws and Letter of Incorporation to Mr. Sobel and his son in Michigan. This should help to show management that we are trying to establish a positive relationship with management.

Peter Franco brought our attention to the fact that there is no smoke detector or carbon monoxide detector in the Great Room of the Clubhouse. In addition, the gas fireplace is not vented to the outside. Dave Fry suggested we bring this issue to Diane Amoroso and Jenny Stahl to give them a chance to correct the problem.

A motion to give the SOP's (Standard Operating Procedures) to all committees and to change the name to 'Suggested' Operating Procedures was made, seconded and unanimously approved.

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

Respectfully submitted,

Eileen Franco
Secretary