

## MINUTES – SPECIAL EXECUTIVE COUNCIL MEETING – OCTOBER 28, 2005

The meeting was held in the Community Conference Room of the WSFS Bank. It was called to order at 4:00 pm.

Members in Attendance:

Richard Maly	Eileen Franco	Ken Fuchs	Bob Lockwood
Harvey Lowing	Lois Abendroth	Harry Jenkins	Tim Webster

The President purchased a copy of Robert's Rules of Order for use by the Executive Council. This copy will be held by the Secretary.

A discussion was held regarding the BFHCA web site. The site is currently maintained by the President and resides on his personal Internet account. The cost for a one-year account with is \$150; the cost for a two-year account is \$200. Eileen Franco made a motion that the BFHCA web site be moved to it's own account and that a two-year account be taken. The motion was seconded and unanimously approved. Richard Maly has agreed to continue with the maintenance of the site.

The question was brought up regarding whether the BFHCA should consider making a contribution to Community Legal Aid, Inc. Chris White and his organization were extremely helpful during our creation process, especially with the writing of our By-Laws as well as with our incorporation. Mr. White has currently been working with us in an attempt to solve our Clubhouse issue. He has been in contact with management's local attorneys and all of his work has been on a pro bono basis. A discussion was held on how much of a donation we can reasonably make at this time when we still have the possible expense of insurance pending. Lois Abendroth made a motion to donate \$250 to Community Legal Aid, Inc. Tim Webster made a motion to donate \$200 to Community Legal Aid, Inc. Tim Webster amended his motion to donate \$250 to Community Legal Aid, Inc. The amended motion was seconded and unanimously approved.

Ken Fuchs has been following up on the Insurance Committee's findings regarding the issue of director's insurance for the BFHCA as well as for the insurance required by management for the use of the Clubhouse. A full report will be made at the general meeting scheduled for Wednesday, November 2<sup>nd</sup>.

A discussion was held on how the Executive Council should handle requests for help from residents. Rather than relying on verbal requests and responses, should we prepare a form that the resident can complete? We need to formalize a process whereby we can direct a resident on how to solve his/her problem. Where is the best place to go to solve the problem, i.e., management, the Town of Camden, Kent County, etc?

The President will call for volunteers at the November 2<sup>nd</sup> meeting to work as a committee to initiate this process.

Harry Jenkins has done an extraordinary amount of research on regulations that pertain to the building and installation of manufactured homes at all levels as well as when and how a homeowner can file a complaint with the Better Business Bureau. He presented his findings to the meeting and all of this information will be very helpful to any committee that is established. The Executive Council is very grateful to Harry for his initiative.

The committee that is looking into reputable service contractors for residents needing assistance is moving forward with their research and processing the responses they have received to date.

Because of the influx of new residents, it was suggested that the Community Skills committee update it's list of residents who are willing to help their neighbors, whether it be transportation to an appointment, weeding a garden or something more involved depending on their area of expertise.

A discussion was held regarding the request for a special meeting made by a resident to address a single topic – construction issues at Barclay Farms. Bob Lockwood made a motion to send a letter to Mr. Greenstreet with the following options: (1) Address the membership at the November 2<sup>nd</sup> meeting for up to 10 minutes during the Residents Comments/Issues period; or (2) Allow Mr. Greenstreet to make a motion during the New Business period of the November 2<sup>nd</sup> meeting to schedule a special meeting of the general membership where the agenda would be his items. The general membership of the BFHCA would vote on this motion. This motion was seconded and unanimously accepted.

Tim Webster made a motion to adjourn the meeting. The motion was seconded and unanimously approved.

Respectfully submitted,

Eileen Franco  
Secretary