

MINUTES - SPECIAL EXECUTIVE COUNCIL MEETING – FEBRUARY 16, 2006

The meeting was held in the Community Conference Room of the WSFS Bank. It was called to order at 2:00 PM.

Executive Council Members in Attendance:

Richard Maly	Eileen Franco	Tim Webster
Laurie vanRooten	Ken Fuchs	
Harvey Lowing	Bob Lockwood	

Tim Webster made a motion to accept the minutes of the January 26th Executive Council meeting as written. The motion was seconded and unanimously approved.

Harvey Lowing advised that our 2006 revenue to date is \$900.00. There is \$1,491.00 in our bank account.

The agenda for this meeting is to discuss

- 2006 dues collection from current members
- How to attract new members
- Our goals and objectives for 2006

Tim Webster commented that at last month's meeting he was dismayed to hear the Membership Committee chairperson state he didn't know how to respond to residents asking why they need, or should join, the BFHCA.

The President agreed that this is perhaps a good time to re-state the objectives of the BFHCA and to assist and guide the Membership Committee.

The President distributed a list of residents showing dues paid in 2005 and 2006. This shows that quite a few residents have not re-joined. He suggested that the Executive Council take responsibility for making phone calls to urge 2005 members to continue to support the BFHCA.

One of our main objectives was to have an organization in place that would be able to deal with management. What is going to happen after the last house is sold? Will the roads get paved? Will we have a battle on our hands to get things done? Despite our efforts, we have not been able to establish a rapport and open communication with management. It appears that the level of Barclay Farms management that we deal with cannot make decisions and only have one answer to our requests for meetings. It is pretty clear that management does not want to deal with the community.

Our Articles of Incorporation, in part, read:

Section Four: This Corporation is organized not for profit under the GENERAL CORPORATION LAW OF THE STATE OF DELAWARE, and the objects and purposes to be transacted and carried on are to promote the general social welfare of persons residing in Barclay Farms in Camden, DE and for that purpose:

- (a) To promote a sense of community within Barclay Farms by having social functions to draw the community together, promoting neighborliness and a sense of caring for one another. Encourage the membership to participate in the larger communities of the Town of Camden, Kent County and the State of Delaware.
- (b) To educate the residents in regard to lease agreements, and current and new regulations, laws and other information focusing on the issues pertaining to manufactured housing which would impact residents of the Town of Camden, County of Kent and the State of Delaware.
- (c) To maintain property values in the community through communication with the management and others.

- (d) To serve as a collective voice in communications with the Barclay Farms owners and managers, the Town of Camden, and other agencies and organizations.

At this time, purchasing insurance is the most pressing reason for our membership drive and dues collection. However, if and when we are able to purchase the insurance that management is requiring, we will ask Chris White to confirm with management's attorneys that this will indeed open the clubhouse to our use and that we will not meet up with new roadblocks from management.

One of the concerns of some residents is the way the pool is run during the summer. Some would like to see longer hours and use of the patio area when the lifeguards are not on duty. The following two items were discussed as possibilities:

- Could we petition management to change the licensing of the pool from public to private?
- If we purchase the liability insurance, should we investigate if the policy would cover daily use of the pool area? This would be for the purpose of approaching management with the possibility of their turning control of the pool over to us for \$1/year with management continuing to handle the maintenance and lifeguards, etc., but the BFHCA setting the hours and pool rules.

How would we handle either of the above suggestions? At present we have 77 paid members representing less than 25% of the community.

Bob Lockwood suggested that we consider contacting Sam Sobel in Florida directly. He is retired, but seems to still have his hand in the business. If we can assure him that the BFHCA is not the same as the original association that was attempted, and reiterate our objectives to work positively with management, maybe we could work toward a more amicable relationship.

The President will attempt to contact Mr. Sobel in Florida to introduce him to the BFHCA and to point out that we want to be part of an amicable relationship between management and the community. We understand that his initial interaction with the community was unfortunately an unpleasant experience and regret that. We can help Barclay Farms become a flagship community by helping to make the residents happy with their community. We can act as a filter between management and residents when complains and problems arise before they can become a big expense to the corporation. We want him to make a fair profit in this venture so that the community will be well maintained in the years to come. In addition, the Barclay Farms community has begun to have considerable influence in the political arena in the Town of Camden.

Tim Webster questioned that if we do arrange a meeting with management, what would be the agenda? Management appears to be very happy not acknowledging the BFHCA. Why would they want to change that?

The attempt to contact and meet with management should be done prior to our phone calls to residents.

Laurie vanRooten suggested that we proceed in two steps:

- Release an edition of the Horse's Mouth listing the BFHCA's accomplishments and future goals as well as a membership renewal form.
- Follow up in a week with a phone call asking if they read the Horse's Mouth and if we can count on their support in our endeavors by their joining or renew of membership.

BFHCA Accomplishments:

- We now have an ordinance in place in the Town of Camden for inspections of manufactured homes.
- The Town's home inspection process now includes a checklist of inspection items.

- Lower mortgage financing was found at WSFS due to inquiries made by an Executive Council member.
- The billing problems and high costs associated with the Camden-Wyoming Sewer and Water Authority have been brought to the attention of the Town of Camden. The town is now looking into these issues.
- We have identified a company that will provide us liability insurance.

BFHCA Goals:

- We are continuing to develop amicable communication with management for our mutual benefit.
- We are in the process of concluding our insurance issues that will provide us with use of the clubhouse for meetings, etc.
- We are in the process of putting together a list of contractors to contact after our homes are out of warranty.

Bob Lockwood suggested that in the future requests for donations to outside agencies be tabled pending discussion by the Executive Council. He further suggested that if any BFHCA member wishes to speak to an outside issue at a meeting, that time should be allotted for opposing views.

Tim Webster made a motion to adjourn the meeting. The motion was seconded and unanimously approved. The meeting was adjourned at 3:45 PM.

Respectfully submitted,

Eileen Franco
Secretary