

Central Delaware Advocacy Group (CDAG) Board Minutes
September 8, 2016, 6:00 PM
Society Hill Towers Community Room - Recorded Attendance Attached

I. Call to Order and Approval of Minutes

The Chair called the meeting to order at 6:10 p.m. A quorum was present. Minutes from the 2016 August Board meeting were approved as submitted.

II. Officer Reports

1. Chair's Report – Matt Ruben

- a. The Spring Garden Connector portion at the elevated station and I-95 overpass is still undergoing some lighting improvements. It was noted that some of the trees adjacent to the station need attention. There is no information as yet re the date of the official opening.
- b. The DeSimone Auto Group is currently using their property at 626-630 N. Delaware Avenue as a service lot. L&I confirmed that this is illegal and will be taking them to court. This does not qualify for the use of a cease operations order.
- c. Pier 34 (South of Docks): The out-of-state developers who want to build on this Queen Village site have contacted Matt, requesting a meeting to address some ideas and the Overlay requirements. Several members of the Executive Committee will meet with them on September 19 and will report back to the Board.
- d. Swanson Street/Bridgeview: Concerns were raised re the 'wall of cement' and several other items which were not in accordance with the developer's original presentation. In addition, there is a concern about the trash. This item should be brought to the attention of the Queen Village Neighbors Association.

2. Vice Chair's Report – Joe Schiavo

See CDAG Membership Rules and Potential Bylaws Changes below.

3. Treasurer's Report – Jim Moss

CDAG's current account balance is \$4393.00. The insurance premium will be due shortly. The quarterly Post Office Box payment may be due.

4. Secretary – Nina Zimmer

We have a quorum of 9 members.

III. CDAG Membership Rules and Potential Bylaws Changes

Background: Matt Ruben, President and Joe Schiavo, CDAG Vice President

The most recent revision related to membership permitted Homeowners Associations with a membership of 150 resident owners to become a member of CDAG. With the request for membership from Docks, additional issues arose, such as what percent of the units were owned by the residents versus the developer. The broader issue of CDAG membership needed to be addressed.

It was noted that the bylaws related to Homeowners Associations and related documentation was not memorialized in our rules/ bylaws.

At the August meeting, was moved that the Executive Committee prepare a proposed bylaw revision related to:

All future Homeowners Association (HOA) applicants must have a minimum of 51 % home owner control.

It was also requested that the Executive Committee consider and craft additional bylaws to address:

- Any time the resident ownership falls below 51%, there should be a provision related to who can be a CDAG representative, or does that organization lose voting rights
- A voting representative to CDAG cannot be the developer of the voting HOA.
- The use of proportional voting, weighted voting related to size and number of HOAs which may be admitted.

An email, summarizing the following discussion points was sent to the current CDAG members in preparation for the discussion:

- CDAG Board membership legibility standards;
- Multiple, voting civic organizations within the boundary of a given CDAG member community;
- Multiple, voting organizations, such as a Homeowners Association, within the area of an existing CDAG member civic organization;
- Current Homeowners Association unit count threshold - 150 units;
- Establish Homeowner Association individual ownership ratio standards;
- Consider census data in order to qualify for CDAG membership;
- Consider census data to weight CDAG board member votes;
- Divide the Central Delaware into voting blocs - north, middle, south - with a uniform number of votes per block, to force voting balance

In addition, there has been an email exchange among the CDAG members in preparation for the September meeting.

Discussion: *The CDAG members addressed the following items during the current meeting:*

- Determination of written item re location of the requirement that the homeowner association have, at a minimum, 150 owners.
- What percent of the condominiums are owner-occupied?
- What if the HOA is within the boundaries of another CDAG organization? Should it/they work through the civic association versus as a stand-alone?
- Will any area that has both a civic association and a HOA have a larger impact on votes, essentially having the capability to tip the balance of the vote?
- It was noted that a HOA located on the Delaware is 100% vested in the waterfront area, versus what may be a small percentage of the members of the civic association.
- There is nothing in the CDAG Rules that state that an applicant may not be approved for membership or that membership may not be addressed once again if the number of the

HOAs are perceived to 'tip the balance' related to the total number of organizations belonging to CDAG. The rules give us discretion.

- Also noted was the Mayor Street included Homeowner's Associations when CDAG, then called Central Delaware Advisory Group, now called Central Delaware Advocacy Group, was founded.
- Issues raised against increasing membership through Homeowner Associations were that CDAG has a large membership but many civic associations are not attending and that an HOA should not be a separate voting entity. We need more outreach identifying us as both a proactive and reactive organization.

In summary, the items that needs to be addressed are whether CDAG needs to increase its membership, and if so, to establish qualifications for membership.

Straw Poll: No additional Homeowner Associations shall be admitted for membership in CDAG
The vote was 1 for and 8 against the motion.

Moving forward, some of the items to be addressed are:

- Percentage/minimum number of residents in an HOA; distinction between number of owners and owner occupied
- Raising the expectations re HOAs; their pre-existing commitment with a civic association
- Explicitly documenting an ongoing commitment by the HOA on the application

ACTION ITEM: ANDREW GOODMAN WILL PREPARE REVISED AND/OR ADDITIONAL BYLAWS RELATED TO THE ABOVE DISCUSSION FOR CONSIDERATION

The meeting was adjourned at 7:20 pm.

Next regularly scheduled CDAG Board meeting in October is to be determined due to the unavailability of the Society Hill Community Room.

Attendance Attached

CDAG Board Member Attendance Record by Organization: September, 2016

CDAG Board Member Organizations (N/V = non-voting Board Members)	Representatives Primary & Alternate	Please Initial	Quorum Count
Abbotts Square Homeowners Assoc.	Sean Sullivan (P)		NV
Delaware River City Corp.	Tom Branigan (P)		NV
1 Dickinson Square West.	Samantha Safara (2A)		
Dickinson Square West	Jane Winkel (1A)		
2 Dockside	Irene McNeil (P)		
Dockside	Doug Cregar (1A)		
Dockside	Irv Starkman (2A)	IS	
3 Fishtown Neighbors Assoc.	Matt Karp (P)		
Fishtown Neighbors Assoc.	Arthur Meckler (1A)		
Fishtown Neighbors Assoc.	Kevin O'Neill (2A)		
Franklin Bridge Neighbors Assoc.	Gary Vernick (P)		N/V
Franklin Bridge Neighbors Assoc.	Ricky Camitta (A)		N/V
4 Neighbors Allied Best Riverfront	Dianne Mayer (P)	DM	
Neighbors Allied Best Riverfront	Kathy De Angelis (1A)		

	Neighbors Allied Best Riverfront	Mary Stumpf (2A)		
5	New Kensington Development Corp.	Sandy Salzman (P)		
	New Kensington Development Corp.	Andrew Goodman (1A)	APG	
6	Northern Liberties Neighbors Assoc.	Matt Ruben (P)	MR	
7	Old Swedes Court Homeowners	Paul Nutaitis (P)		
	Old Swedes Court Homeowners Assoc.	Robert Bevilacqua (A)		
8	Olde Richmond Civic Association	Phil Stoltzfus (P)		

	Olde Richmond Civic Association	Julio Nieves (A2)		
	Olde Richmond Civic Association	Tom Potts (A1)		
	Pennsport Civic Association	Tom Otto (P)		NV
	Pennsport Civic Association	Jim Moylan (A1)		NV
	Pennsport Civic Association	Rene Goodwin (A2)		NV
	Penn Future	(P)		NV
	Penn Future	Christine Knapp (A)		NV
9	Pennsylvania Environmental Council	Patrick Starr (P)		
	Pennsylvania Environmental Council	Tony Spagnoli (A)		

10	Pennsylvania Horticultural Society	Tammy Leigh DeMent (P)		
	Pennsylvania Horticultural Society	Alise Unver (A)		
11	Port Richmond on Patrol & Civic Asso	Ken Paul (A)		
	Port Richmond on Patrol & Civic Asso	Thaddeus Fialkowski (P)	TF	
12	Queen Village Neighbors Association	Richard Wolk (P)	RW	
	Queen Village Neighbors Association	Lauren E. Leonard (A)		
13	River's Edge Community Association	John Scorsone (P)		
	River's Edge Community Association	Rich Stange (A)	RS	
14	Society Hill Civic Association	Jim Moss (P)	JM	
	Society Hill Civic Association	Lorna Katz-Lawson (1A)		
15	Society Hill Towers Homeowners Assoc	Ann S. Westcott (A)	AW	
	Society Hill Towers Homeowners Assoc	Herman Baron (P)	HB	
	South St. Head House Business Dist.	Krystal Souvanlasy (A)		NV
	South St. Head House Business Dist.	Mike Harris (P)		NV
15	Waterfront Square Condo Association	Nina Zimmer (P)	NZ	
	Waterfront Square Condo Association	Mike Futryk (1A)		
	Waterfront Square Condo Association	Fred Santilli (2A)	FS	

16 Whitman Council	Rich Lazer (P)		
Whitman Council	Mark Kaczynski (A)		

Joe Schiavo Vice Chair *Ex- Officio voting member JS _____

(8 voting Board members required for a meeting quorum) – ____9__ present

Guests and friends of CDAG:

Name Organization
