

DMHOA General Meeting - September 22, 2025

Meeting details: Regular General meeting

Date: Sept 22nd, 2025

Time: 6:30 pm

Meeting Location: Angola Beach & Estates

Meeting Facilitator: Joyce O'Neal President DMHOA

Minute Taker: Stacy Shelton and Joyce O'Neal

Attendees:

Board members present:

Joyce O'Neal

Janet Tulson

Steven Abbruzz

PJ McGill

Teresa Walters

Rich Hrycyshyn

Mike Gray

Jerry Brainard

Ron Amadio

Erin Lee

Stacy Shelton

Attendance: 28 in person, 4 online

Minutes

1. Opening

Call to order: 6:48 pm called to order by President Joyce O'Neal

2. Agenda Item Discussions:

Secretary Report

No report . The Secretary stepped down due to accepting full-time employment.

Treasurer Report

No report.

Action: Treasurer report for August to be presented for review at next meeting.

Fundraising Report

Steven Abbruzzi briefed upcoming Oct 18th Dinner / Dance, the availability of tickets and door prizes No questions.

Legislative Report

PJ McGill discussed the passage of several signed Bills including HB 193 and SB 40 which address tenant contribution and consumer fraud. No questions.

Membership Report

Teresa Walters briefed DMHOA member HOA's currently - 20. No questions.

Grants Report

Stacy Shelton briefed status of the current grants . No questions.

DEMHRA Report

Rich Hrycyshyn briefed the DEMHRA report from August and answered questions.

One question requires follow up:

Q: Does DEMHRA receive the landowner's plan with change of use?

Action: Rich will check if members may view it.

Webmaster Report

No report.

News Media Report

Stacy Shelton discussed the DMHOA FACEBOOK page and our effort to keep it updated with current information. She asked members to tell their neighbors about it. No questions.

Executive Director Report

Stacy Shelton reviewed the lot rent assistance program and Senate Bill 56 specifically, selling your home and lot rent transfer procedures. No questions.

President's Report

Joyce O'Neal discussed the ongoing actions that have taken so much of DMHOA's time and effort and the need for volunteers to ensure DMHOA can serve our HOA's and homeowners to the highest standard possible:

Jerry Heisler's lawsuit against NCC tax reassessment procedure – DMHOA declined to join; Input to the DE Dept of Housing Task Force; DEMHRA's Task Force addressing the low monetary reimbursement provided to homeowners of non-relocatable homes involved in a Change of Land Use. No questions.

3.Unfinished Business:

By-laws

Discussion: Lakeside HOA opposed providing members' name, and email addresses citing potential privacy issues and members' consent. DMHOA clarified they only request the names of HOA paid members, membership count and listing of HOA Officer contact addresses and email information. This allows DMHOA to determine the status of an individual should they contact DMHOA asking for help.

Action: DMHOA agreed to make this change to the By-Laws, then post them on the DMHOA website.

Motion to accept By-laws as amended by Mike Gray, seconded by Rick Clum.
The motion was approved and accepted unanimously.

4. New Business:

No questions / discussion

Next Meeting:

Date/ Time: October 27th 2025 - 6:30 pm

Location: Angola Beach & estates Clubhouse

5. Adjournment

Motion to adjourn: Made by PJ McGill, seconded by Rick Clum.

Motion carried.

Meeting adjourned : 8:08 p.m.

Minutes prepared by: Stacy Shelton and Joyce O'Neal

Date of Minutes: 22 Sept 2025