

DMHOA General Meeting - March 23, 2026

Meeting details: Regular General Meeting

Date: 23 March, 2026 **Time:** 7:15 p.m.

Meeting Location: Angola Beach & Estates Clubhouse

Meeting Facilitator: Joyce O'Neal, President DMHOA

Minute Taker: Stacy Shelton, Mike Gray Recorded

Attendees: Board members present: Joyce O'Neal, Stacy Shelton, Michael Gray, Ron Amadio, Jerry Brainard, Rich Hrycyshyn, Beth McGinn, Teresa Walters, Henry Clum, Erin Lee, Craig Rein.

Attendance: 81 in person, 7 online

Minutes

1. Opening

Call to order: 7:15 pm called to order by President Joyce O'Neal.

2. Agenda Item Discussions:

Treasurer Report February 2026

Motion to approve report as written by Rich Hrycyshyn, Seconded by Mike Gray.

Motion accepted unanimously.

Secretary Report from November 2025

Motion to approve minutes by Jerry Brainard, Seconded by Craig Rein.

Motion accepted unanimously.

Fundraising Report

- Ron Amadio shared Walmart \$250 gift card raffle ongoing. Tickets: \$5 each or 3 for \$10. Members asked to sell ticket packets.
- Mike Gray discussed Upcoming Golf Cart Tournament, scheduled for October 15 at Mulligan's Point. Registration at 8:00 a.m. tournament starts at 9:00 a.m.
- Stacy Shelton shared no date yet for the previously postponed Texas Roadhouse Dine & Donate and asked for volunteers to organize Dine and Donates in Kent County.

Grant Report

- Stacy Shelton briefed the M&T Grant (\$9,000), was not awarded to DMHOA.
- Grant-in-Aid (\$35,000 requested): Awaiting decision.
- Carl Freeman Grant (\$10,000): Submitted.

Legislative Report

Stacy Shelton discussed the following Bills:

- HB39 HA1 - Water/Sewer Responsibility Bill, Passed House in 2025; currently in Senate. Amendment HA1 weakens homeowner protections, DMHOA is asking that Senator Hoffner remove HA1 and present it to the Senate.

- SB 235 – This lifts the sunset on SB 317, maintains protections and prevents immediate increases to market rent.

Members encouraged to share personal stories with their legislators but wait for guidance from DMHOA before contacting legislators regarding specific bills we want passed.

Membership Report

Teresa Walters briefed that we currently have 25 HOAs members of DMHOA out of 170 communities statewide. Emails were sent for the 2026 membership drive to all members, with continued outreach needed.

DEMHRA Report

Rich Hrycyshyn provided key updates:

- 57 rent certifications issued in February.
- Trust Fund balance: approximately \$15.1 million.
- Legal Fund balance: approximately \$25,466.
- CPI (February): 3.331%.
- Next DEMHRA meeting scheduled for April 30 at 1:30 p.m. in Dover.

Webmaster Report

Joyce O'Neal briefed the DMHOA Website was redone to provide E-commerce for income opportunities, this is being finalized now and focus on providing 24/7 education to our homeowners.

News Media Report

Stacy Shelton briefed DMHOA Facebook engagement has increased significantly.

Executive Director Report

Stacy Shelton provided updates including:

- Lease concerns (1-year vs. 10-year leases).
- Rent miscalculations identified and corrected in some communities.
- Importance of reviewing rent justification letters.
- Tree liability and maintenance responsibility information can be found at DMHOA.org under FAQ
- Homeowners encouraged to report issues in writing. Contact HOA first, then escalate to DMHOA if needed.

President's Report

Joyce O'Neal provided updates:

- DEMHRA's 2nd Task Force on Change of Land Use scheduled for 14 April. It is closed to the public. Our focus is specifically compensation concerns for non-relocatable homes currently (\$12,000 single / \$16,000 double).
- DMHOA's decision not to pay \$350.00 for a one time set up fee for permit mailing and discussed options used by other HOA's. She encouraged HOA's if they have a system that works, provide the info to DMHOA so we can share it with everyone.
- DMHOA's funding needs to be able to maintain our current level of support to HOA's and homeowners. We are applying for grants, creating an advertising campaign on the website, fundraising and accepting donations. Bottom line: we need more income. Members encouraged to support our fundraisers, donate and volunteer.

- How members can help themselves: Reach out to your legislators, advise them of your issues/ concerns/ problems. Let them hear your story. Vote in November.

3. **Unfinished Business:** None

4. **New Business:** None

50/50 Drawing: Winner Amy Zegers received \$90

Next Meeting:

Date/Time: 27 April, 2026

Location: Troop 7 - 19444 Mulberry Knoll Rd, Lewes, DE 19958

5. Adjournment

Motion to adjourn: Made by Mike Gray, Seconded Erin Lee

Motion carried.

Meeting adjourned: 8:22 pm

Minutes prepared by: Stacy Shelton & Joyce O'Neal

Date of minutes: 23 March,2026