

## DMHOA General Meeting – October 27, 2025

**Meeting details:** Regular General meeting

**Date:** Oct 27, 2025

**Time:** 7:40pm

**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 Toulson

Steven Abbruzz

PJ McGill

Teresa Walters

Rich Hrycyshyn

Mike Gray

Jerry Brainard

Ron Amadio

Stacy Shelton

**Attendance:** 46 in person, 12 online

### **Minutes**

#### **1. Opening**

**Call to order:** 7:40 pm called to order by President Joyce O'Neal

#### **2. Agenda Item Discussions:**

##### **Treasurer Report August 2025**

Motion to approve report as written by Jerry Brainard, Seconded by Ron Amadio

**Motion accepted unanimously**

##### **Treasurer Report September 2025**

Motion to approve report as written by Mike Gray, Seconded by Jerry Brainard

**Motion accepted unanimously**

##### **Secretary Report**

Minutes from Sept 22, 2025 distributed and reviewed. No changes.

Motion by Mike Gray to approve the minutes, seconded by Jerry Brainard .

**Motion accepted unanimously**

### **Fundraising Report**

Steven Abbruzzi mentioned the successful Oct 18<sup>th</sup> Dinner / Dance. No questions.

### **Legislative Report**

PJ McGill discussed the passage of signed Bills: HB 193, SB 40 , SB 56, SB 144. No questions

### **Membership Report**

No report.

### **Grants Report**

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

### **DEMHRA Report**

Rich Hrycyszyn briefed the DEMHRA report from September. No questions.

### **Webmaster Report**

No report.

### **News Media Report**

No report.

### **Executive Director Report**

Stacy Shelton provided updates on issues from communities being handled and explained that callers were referred to MHO Brian Eng, CLASI and the DE Insurance Commissioner. No questions.

### **President's Report**

Joyce O'Neal discussed DEMHRA's Task Force on the low monetary reimbursement provided to homeowners of non-relocatable homes involved in a Change of Land Use and answered questions regarding the DMHOA email campaign to the 7 members of the DEMHRA Board. She also stressed the need for volunteers to ensure DMHOA can serve our HOA's and homeowners to the highest standard possible.

### **3. Unfinished Business:**

None

### **4. New Business:**

Joyce O'Neal stated that per the DMHOA By-Laws elections for the President and Secretary are to take place at the November General Meeting. She appointed Jerry Brainard and Ron Amadio as the Nominating Committee and asked anyone interested in running for either of these positions to contact the Nominating Committee. Joyce O'Neal was nominated as President by Ron Amadio and seconded by Mike Gray.

### **Next Meeting:**

**Date/ Time:** November 17<sup>th</sup> 2025 - 6:30 pm

**Location:** Angola Beach & Estates Clubhouse

### **5. Adjournment**

**Motion to adjourn:** Made by PJ McGill, seconded by Jerry Brainard

**Motion carried.**

**Meeting adjourned :** 8:48 p.m.

**Minutes prepared by:** Stacy Shelton and Joyce O'Neal

**Date of Minutes:** October 27, 2025