

## DMHOA General Meeting – April 27, 2026

**Meeting details:** Regular General Meeting

**Date:** April 27, 2026      **Time:** 7:30 pm

**Meeting Location:** Delaware State Police Troop 7

**Meeting Facilitator:** Joyce O'Neal, President DMHOA

**Minute Taker:** Mike Gray Recorded

**Board members present:** Joyce O'Neal, Stacy Shelton, Michael Gray, Ron Amadio, Jerry Brainard, Rich Hrycyshyn, Teresa Walters, Craig Rein, Rick Clum, Janet Toulson

Attendance: 22.in person, none on zoom

### Minutes

#### 1. Opening

**Call to Order:** 7:30 pm called to order by President Joyce O'Neal

#### 2. Agenda Items Discussed:

##### Treasurer's Report March 2026

Motion to approve the report as written by Rick Clum, Second by Craig Rein.

**Motion accepted unanimously.**

##### Secretary's Report March 2026

Motion to approve minutes by Mike Gray, Second by Ron Amadio

**Motion accepted unanimously.**

##### Fundraising Report

- **Texas Road House Dine and Donate:** Reported total raised: \$376.04. Members were encouraged to coordinate similar events in other areas including Kent and Seaford.
- **Raffle tickets:** Approximately 260 tickets reported as distributed/sold; additional sales encouraged via Facebook posts. Funds set aside included \$250 for a gift card; proceeds going forward were described as profit.
- **Golf tournament:** Michael Gray reported the first tournament planned for October 15, with projected fee of approximately \$115– \$125 per person. Details pending coordination with the golf course (prizes for highest/lowest score, closest-to-the-pin, longest drive, and a putting contest; meal planned—flyer pending).

##### Grant Report

Stacey Shelton reported submitting grant applications to Carl Freeman for \$10,000 and to Highmark Blueprint for \$15,000. **Status:** pending decisions.

##### DEMRA (Delaware Manufactured Home Relocation Authority) Updates

- Next DEMRA meeting: April 30. Joyce O'Neal extended a standing invitation for HOA Presidents/Board members (and others as space allows) to attend; limited seating noted.

- What DEMRA is: Defined as the Delaware Manufactured Home Relocation Authority, described as a governor-appointed board with additional appointments by legislative leadership, addressing issues affecting manufactured housing on leased land.
- Attendance format: DEMHRA meetings were reported as in-person only (no Zoom).
- Stacey Shelton reminded attendees that residents pay \$1.50/month to DEMHRA, currently directed to the attorney fund providing qualifying HOA access to legal representation.

### **Website Update**

- Joyce O'Neal briefed online donations can be made via a donation button (credit card processing fees noted).
- Members may pay dues by credit card (with an added processing amount to cover approximately \$0.30 + 2.9%) or by check for the exact amount.
- Officers/HOAs were reminded to submit updated forms with officer information even if paying by check; staff may follow up if payment is received without the form.
- A member asked whether they could submit the form online and pay by check; the response - yes and that for DMHOA a form without payment would indicate payment by check.

### **News / Media (Facebook, Website, Email)**

- Stacy Shelton briefed DMHOA Facebook page reported increase of 67 followers since the last meeting; last year at this time the page was reported at approximately 80–90 followers.
- Members were encouraged to follow and share the organization's Facebook page ("Delaware Manufactured Homeowners Association (DMHOA)" as spelled out) and to use the website as a primary information resource.
- Email list: Members were encouraged to subscribe via the website.

### **Membership**

Teresa Walters briefed 6 HOA's paid memberships to date (compared with 25 at the same time last year) and 7 members-at-large (noted as higher than last year).

### **Executive Director Report**

- Stacey Shelton invited members to contact her via the organization phone/email with any question, if no response within 24–48 hours, call back or go to the website and fill out the question form.
- Murray Manor—sale application delays: A homeowner reported repeated "ghosting" by the landowner after prospective buyers applied, resulting in a realtor withdrawing. Stacey connected the homeowner with the Delaware DOJ Manufactured Housing Ombudsman (Brian Eng) to file a complaint; need for detailed documentation and contact information was noted.
- Southern Meadows—sinking driveway: Question raised regarding responsibility for repair. Stacey reported the issue was referred to legal counsel (Community Legal Aid Society, Inc. (CLASI)) and a response was pending. Attendees noted some communities' driveways/utilities were installed by the landowner; another attendee suggested sinkholes may be relevant and referenced prior guidance attributed to the DOJ Ombudsman.

- DOJ Ombudsman complaint process: Members were advised to submit the online complaint form first (as it feeds the tracking system) before expecting a call back.
- Sussex West—transfer of lease / community owner purchase option: Stacey reviewed the process and noted an instance where a community owner exercised a purchase option at 10% above the sale price, reportedly to avoid a lease transfer and raise lot rent. Several questions were raised (e.g., whether the “clock” restarts with a new buyer; whether bidding above the 10% is possible). Stacey noted these items would be confirmed with CLASI.
- Data collection request: Members were asked to report instances where the community owner exercised the 10% purchase option (example shared: Angola community, within approximately the last 1–1.5 years; realtor payment reportedly honored in that case) to support future legislative work.

### **Legislative Report**

- House Bill 39 (with House Amendment 1): Update provided that the organization was awaiting a senator’s decision on lifting the amendment. The bill was discussed in connection with responsibility for water/sewer lines; landowners reportedly indicated an intent to challenge constitutionality if advanced. It was noted that the Legislative session ends June 30.
- Senate Bill 235: Reported as passed by the Senate, moved through House committee, and awaiting House vote. Described as extending/locking in provisions associated with SB 317, including spreading increases to market rent over 7–10 years and excluding capital improvements in that calculation, along with a rent formula described as “3.5% plus half of the 24-month CPI” . Members raised questions about caps (e.g., “6.1%” mentioned) and lease language.
- Senate Bill 116: Described as addressing eviction timing for nonpayment by allowing payment up to the move-out date; applicability to apartments and manufactured housing was noted.
- Advocacy guidance: Members were encouraged to share personal stories with their legislators, especially during an election year, and to coordinate with the organization before publicly supporting specific bills due to possible amendments.
- Habitat for Humanity partnership: Members were reminded that eligible residents may seek assistance for certain repairs through Sussex Habitat for Humanity or Central Delaware Habitat for Humanity (Kent/New Castle participation noted as different). Members were encouraged to contact Habitat directly to determine eligibility.

### **Presidents Update:**

- Joyce O’Neal briefed, a Presidents’ Meeting for Kent and New Castle Counties scheduled for June 6 at Bon Ayre Community, 10:00 to 12:00 A Presidents’ Meeting for Sussex County was discussed for May 30 to be held at Delaware State Police Troop 7 Meeting Room - feedback was requested.
- Funding / sustainability: Joyce O’Neal reported DMHOA is actively fundraising and seeking support through (1) volunteering, (2) donating, and (3) participating in

fundraisers. An online donation option and future website advertising program were mentioned.

- Individuals power in an election year was discussed. Members were encouraged to vote. DMHOA reported briefing a candidate running in Rep. Hilvosky's district and offering equal briefing time to the incumbent, emphasizing nonprofit nonpartisanship. A suggestion was made to consider inviting both candidates to the same meeting for Q&A.

**3.Unfinished Business:** None

**4. New Business:** None

**50/50 Drawing:** Winner Teresa Walters

**Next Meeting:**

**Date / Time:** May 18<sup>th</sup>, 2026

**Location:** Angola Beach & Estates Clubhouse

**5. Adjournment**

The meeting was adjourned at 8:40 PM

**Minutes prepared by:** Craig Rein, Mike Gray and Joyce O'Neal

**Date of Minutes:** 27 April 2026