

Angola Community Homeowners Association (ACHA)

General Membership Meeting Minutes

Meeting Type: General Membership Meeting

Date: January 10, 2026

Location: Community Clubhouse and via Zoom

Presiding Officer: Jenine Amato, President

Parliamentarian: Bernie Meitrott

1. Call to Order

The meeting was called to order at **10:10 a.m.** by President Jenine Amato.

The meeting opened with the **Pledge of Allegiance**, followed by a **moment of silence**.

Attendance:

- 69 attendees
- Only current ACHA members were permitted to vote
- Non-members were present as observers

2. Rules of Conduct

The Chair reviewed meeting procedures in accordance with **Robert's Rules of Order**, including:

- Recognition by the Chair prior to speaking
- One speaker at a time
- Voting limited to members (one vote per household)
- Enforcement of order during the meeting

3. Executive Board Updates

Neighborhood Watch – Chair **Oscar Betancourt** reported on patrol activity, safety concerns, gate repairs, lighting outages, bus stop congestion, and the ongoing need for volunteers.

Treasurer's Report – Treasurer **Carol Kubacki** reported:

- Cash on hand: **\$6,819**
- Membership: **212 households**
- Holiday party surplus: approximately **\$995**

Secretary's Report – Secretary **Liz Nagel** provided updates on minutes distribution, bulletin board oversight, and membership communications.

Vice President (Interim) – **Anne Thacker** was unanimously appointed by the Executive Board. Her responsibilities include oversight of committee chairs and assisting the President. She shared her background and commitment to transparency, collaboration, and service.

President's Report – President **Jenine Amato** presented a detailed report addressing recent inquiries, governance matters, and ongoing community issues.

Clarifications

- **Teen Participation:** The President addressed complaints alleging that ACHA does not permit teenagers to participate in committees or activities, clarifying that this allegation is inaccurate. ACHA welcomes residents of all ages to participate in association events and activities.

Governance

The President reaffirmed that all ACHA actions, events, and expenditures are approved by either the membership or the Executive Committee in accordance with ACHA bylaws, and parliamentary guidance.

Tree and Lease Issues

Several tree-related matters have been reviewed and documented. The President continues to advocate that responsibility for large trees should rest with the landowner rather than individual community managers. This issue has been raised at higher levels and remains ongoing.

Concerns regarding **10-year leases**, prompted by issues in a sister community, were also addressed. At this time, no specific issues have been identified with Angola Beach and Estates leases; however, the matter remains under review.

Events, Bylaws, and Volunteers

The President noted that the Events Committee carried a significant workload this past year, including responsibilities inherited from prior administrations. The current board expanded inclusion through additional children's and family-focused events and hosted free community events that also supported charitable efforts.

The **Bylaws Committee** has worked diligently to modernize and update the bylaws with community input.

The President emphasized that ACHA is entirely volunteer-run and expressed sincere appreciation to the Executive Board, committee chairs, and all volunteers for their continued service and dedication. She advised that she would be available following the meeting to address questions regarding the report.

4. Committee Reports

Events Committee – Chair **Dahl Landers** reviewed past events and the upcoming schedule, with a focus on inclusive and affordable community programming. Upcoming events were detailed under New Business.

Food Pantry – Chair **Pat Crowley** reported that the pantry is monitored daily and expired items have been removed.

- 25 Thanksgiving meal bags distributed
- Over 40 children's holiday gift bags distributed
- Contributions to the children's holiday gift bags were approved by the Executive Board
- **All** additional donations were made by the community

Task Committee – Chair **Molly Hall** reported assistance with a winter clothing drive and free community meals. The committee coordinated with the Events Committee on holiday activities and is working on the "**Franks for Friends**" vendor and community event. This group will be included as a standing committee in the proposed bylaws.

Marina Committee – Chair **Mark Dziegielewski** reported on marina gate upgrades, key fob and fence damage, security camera concerns, and kayak rack placement. Kayak rack placement is under review due to protected marsh considerations. The committee will coordinate with new management as needed.

Membership and Website – Chair **Brian Amato** reported:

- 212 active households
 - Annual membership dues: **\$25**
 - Association website: **www.angolacha.com**
 - Zoom access is limited to members only
 - Mail options are available for residents without email
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5. Old Business

- Former Vice President **Carol Gesullo** resigned effective **December 13, 2025**
- Tree and lease issues were addressed under the President's Report

Bylaws Update – Chair Walt Gregg

Proposed bylaw updates were printed and placed on chairs based on RSVPs for this meeting. All members will receive the proposed bylaws and the minutes of this meeting via email. A membership vote is scheduled for **March** during the general meeting.

6. New Business

- **February Event – “Taste of Italy”**: Approved by a majority vote from the floor with a budget of **\$900**
- **March Event – “Luck of the Irish”**: Approved by a majority vote from the floor with a budget of **\$1,300**

Note: Insurance and hall rental fees are mandatory and were not included in the above budgets. Estimated additional cost: **\$200–\$250**.

7. Open Floor

Question: Who can accept cash?

Response: President answered, Treasurer secretary or person running the current event or 50/50

Follow-up Question: Where do cash donations show up on the treasures report

Response: Treasure answered, on the following months report.

Question: Where were the hats and scarves donated?

Response: Donations were made to charities previously approved by the membership at a prior meeting, along with two families within the community.

Bylaws Process Explanation:

Chair **Walt Gregg** and Parliamentarian **Bernie Meitrott** reviewed the formal process for bylaw updates, including proposed changes addressing governance structure, committee authority, financial safeguards, and dissolution provisions. Members were directed to the printed copies placed on their chairs. A final vote is scheduled during the **March general meeting**.

8. Announcements

Volunteer opportunities are available, including:

- Helping Hands
- Newsletter
- Pool Recreation
- Neighborhood Watch assistance

Introduction of Parliamentarian: Bernie Meitrott

9. Adjournment

The meeting was adjourned at approximately **12:30 p.m.**

Disclaimer

These meeting minutes are a summary prepared for record-keeping purposes and reflect the understanding of the recorder at the time of documentation. They are not intended to be a verbatim or complete transcript of the meeting and may contain omissions, inaccuracies, or unintentional errors. The minutes do not constitute legal advice, contractual commitments, or formal approval unless expressly stated.