

Board Meeting Agenda

December 8, 2025



Call to Order: 6:36 pm

Roll Call:

First Name	Last Name	Board Position	District	Attendance
Jackson	Bankston	President	5	P
Chris	Heyel	Vice President	11	
Pat	Ungemach	Treasurer	3	P
Cindy	McClanahan	Secretary / Newsletter	3	P
Will	Christopher	Dock Chair	3	
Keith	Lynes	At Large / Pool Committee	1	P
Kimberly	Carver	Social Chair	6	
Addie	Bankston	Recreation Chair	5	
Julie	Dresser	ARC Review Chair	6	P
Nikki	Chisholm	At Large / Pool Committee	7	P
Matt	Dowling	At Large / Pool Committee	8	P
Charlotte	Ward	Longshore Mgmt		P

Meeting Guests: Sara Napier

Management Report:

Cash on hand: \$216k

Outstanding dues: \$33k

Mounment repairs almost complete

To-Do Items:

- Approve November minutes
 - Motion to approve November board meeting minutes by Cindy
 - Second by Nikki
 - Vote: all in favor
 - Result: November Minutes Passed
- Crime report review
 - No crime logged in Wilmington Park this month
- Pool Committee – Pool Contract
 - Need to sign 2026 pool contract by Jan 1
 - 2026 contract has a 15.84% increase over 2025
 - Pool committee will need to meet; we will communicate with Coastal Pool Mgmt that we won't have it signed by January 1

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- Matt and Cindy did a walkthrough at the pool and have a punch list that needs to be prioritized and priced out
 - Fence issues, gate issues, door replacement, Cindy will provide a list, Matt will provide photos
- Management Contract – Amend/Approve
 - Motion to approve the management contract for 2026 by Will
 - Second by Nikki
 - Vote: all in favor
 - Result: Management Contract approved
- End of Year List
 - Board members for 2026 - who will continue in their positions?
 - Treasurer open
 - Recreation chair open
 - Pool chair open
 - Social committee members needed
 - Annual meeting - Feb 26 at 7 - 9pm
 - Newsletter drops by January 26, content due by December 31, budget requests by January 5
 - Cindy will send an outline of the newsletter to the group
 - Kimberly will contact the police department to arrange liaison attendance at the annual meeting
 - Each area will need to work with Pat to submit budget requests for operations and capital expenses
 - Budget review by Pat and Jackson
- Cromwell Resident wants to add their property to the HOA
 - The resident is not adjacent to HOA property; including them in the HOA would require legal fees, the board will not pursue

Other Open Items:

- Dock Water/Conduit – installation in late December
- Dock Access Control – Timeline?
- Camera installation in December.
- Entrances are repaired. Electrician to reconnect lights. Tree to be removed near Winchester wall.

Comments, Questions, Concerns:

Adjourn: 7:27 pm

