

Notes from the Annual Membership Meeting of the Wilmington HOA Tuesday, January 27, 2026

The annual meeting of the Wilmington Home Owners Association was held Tuesday evening, January 27th, at 6:30 pm, at the Club House of The Villas.

Martin Rivers opened the meeting by announcing there was no quorum, as only 7 eligible households were present. The following information are thereby considered “notes”, and not official minutes. The households present were Miller, Reese, Rivers, Miles, Sword, Jenkins, and Pham.

Martin greeted the members in attendance and opened the meeting by inviting the Board to introduce themselves, followed by the members also introducing themselves.

The reading of the minutes from the previous annual meeting was suspended and motioned approved as read, by Alan 2nd, by Alethia.

Bob Powser presented the proposed Budget for 2026. He mentioned the increased prices of several line items, and the omission of Christmas decorations, in order to keep costs down. He answered several questions.

Bob announced the ballots would not be used, since there was no quorum. The present Officers would remain as is, with no official election; however, if someone would like to volunteer to be a member of the HOA Board, the bylaws allow for up to 5. Jordan Jenkins volunteered to be an additional member. Questions were asked regarding the duties of the Board, and Bob briefly described the role of the Board members.

Martin opened the floor for any questions and concerns the members may have. The following topics were brought up for discussion:

- Solicitors continue to go door to door, despite the HOA sign at the entrance. The sign is a non-enforceable issue, but if a household feels harassment, they may call the police.
- Consensus among the members was that the Fair traffic was more streamlined than previous years. County leaders and law enforcement made some changes and appeared to have “heard” the local community’s concerns at the last public meeting regarding Fair traffic. Some inconvenience is inevitable. Bob purchased several signs for use at the entrance and directly in front of a few homes. They will be reused, however, approximately half of them went missing from the curb at pick up.
- The ratio of home sales that end up being rentals purchased by investment companies has increased to 29%. Bob noted that any restriction of these type of sales entered into the Bylaws would be a difficult undertaking, and are rarely supported in the courts.
- Parking in the Bergerac cul-de-sac continues to be problematic at times. Bob mentioned if a vehicle is parking inappropriately, and can be identified to a specific household, he can send a parking fine. The parking issues are at their peak when a certain household opens a private salon in their home. Bob asked for photos of when this occurs.

While some annoyances will happen within a subdivision, Alan noted that many of the occurrences are more of a relational issue than a legal one.

At 7:30, Alan made the motion for adjournment, 2nd by Alethia. Martin closed the meeting.

Respectfully submitted,

Sandra A. Miller
Recording Secretary