

Meeting Minutes

Meeting Name	<i>Wolfe Pointe - Board of Directors Meeting</i>		
Date	April 8, 2025	Meeting Type	In Person
Start & End Time	18:34 -20:29	Meeting Location	17013 Black Marlin Circle

Participants

<input checked="" type="checkbox"/> Carl Phelps	<input checked="" type="checkbox"/> RJ Keller	<input checked="" type="checkbox"/> Terri Hollingsworth			
<input checked="" type="checkbox"/> Tom Hartley	<input checked="" type="checkbox"/> Ron Wright	<input checked="" type="checkbox"/> Phil Farrelly			
<input checked="" type="checkbox"/> Cathy Zambito	<input checked="" type="checkbox"/> Steve Thienel	<input type="checkbox"/> Jane Nathan			

Agenda Items

Agenda Item #	Agenda Topic
1	<i>Call Meeting to Order - Record meeting start time, take attendance & establish quorum.</i>
	>> Meeting called to Order by Carl at 18:34 with 8 members in attendance. >> Steve presented March meeting minutes. Cathy moved to approve the minutes, seconded by Tom, and the Members voted in favor.
2	<i>Committee Reports</i>
2A	Finance - Phil >> Five property owners have yet to pay annual POA dues. >> First quarter revenue, including prepaid 2025 POA dues, was \$247,666 and expenditures were \$43,527. Total bank balance at month end was \$849,930.
2B	Roads, Grounds & Swales - R J Keller >> 100 new snow stakes were acquired and 70 were retired. >> Staight-Line has speed humps in its warehouse and will be installed shortly on Black Marlin and Tarpon near the entrance. Signage, and initially cones, will warn drivers of the two new humps. >> Sposato has investigated a new bench and basketball hoop, and we are awaiting cost estimate. >> Meeting next week with Sussex County regarding clean-up plan for trees.
2C	ARC - Cathy >> Cathy and Sandra provided draft modifications to POA Architectural Guidelines increasing minimum to 3,000 and 3,500 square feet for one- and two-story structures, respectively, and increasing minimum landscaping plan from \$2,000 to \$10,000 for new homes; along with lesser modifications. Board discussed, and revisions will be presented at future meeting.
2D	Community Connections - Cathy >> Easter Egg Hunt will be held on April 19 and Pool Party will be held August 17.

Agenda Items - Continued

Agenda Item #	Agenda Topic	
2	<i>Committee Reports - continued</i>	
2E	Pool - Steve >> The repair of freeze damage at the bath house is nearly complete. >> Pool will open May 10 and pool rules and liability waiver will be published in April newsletter and on the website. Signed waivers must be submitted to activate key fobs and allow entry into pool area, but this requirement may be relaxed if we experience technical difficulties.	
2F	Tennis - Ron >> Ron has accepted the position of Tennis Committee Liaison.	
3	<i>News, Updates & Comments</i> >> None.	
4	<i>Old Business</i> >> None.	
5	<i>New Business</i> >> None.	
6	<i>Next Meeting</i> >> May 13 at 17013 Black Marlin Circle.	
7	<i>Adjournment</i> >> Adjourned at 20:29	