

Meeting Minutes

Meeting Name	<i>Wolfe Pointe - Board of Directors Meeting</i>		
Date	June 10, 2025	Meeting Type	In Person
Start & End Time	18:34 - 19:40	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 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 7 members in attendance. >> Steve presented May meeting minutes. Phil moved to approve the minutes, seconded by RJ, and the Members voted in favor.
2	<i>Committee Reports</i>
2A	Finance - Phil >> One property owner remains delinquent in paying annual dues. >> Citizen's Bank accounts were closed in June. >> Financial Committee is to develop Reserve Plan late summer and based on this plan, and bank funds will be moved to CDs as appropriate.
2B	Roads, Grounds & Swales - R J Keller >> Straight-Line installed speed humps on Black Marlin and Tarpon instead of intended speed tables. Board agreed to replace humps with tables due to the complaints of a few residents and our prior statement we would be installing "tables" and not "humps." >> Sussex County cleaned, planted, and mulched pump station area, but not to everyone's liking. In addition, this area experiences "ponding" in the drainage swales due to minimal grades. >> Sposato is to address lighting outages at entrance. >> Tree trimming was completed on bike path along pool and tennis courts. >> Bench installation is being scheduled for school bus stop. >> Basketball hoop is on hold.
2C	ARC - Cathy >> Committee is reviewing plans for resident's inground pool fencing.
2D	Community Connections - Cathy >> Nothing to report.

Agenda Items - Continued

Agenda Item #	Agenda Topic	
2	<i>Committee Reports - continued</i>	
2E	Pool - Steve >> Early opening of pool season was negatively impacted by weather. >> 104 liability waivers have been received and fobs activated. >> A complaint received regarding insufficient number of lounge chairs (7). >> Pool committee was charged with proposing plans and budget for needed pool renovations.	
2F	Tennis - Ron >> Contractor has agreed surface cracks in courts are his responsibility, and he will fix.	
3	<i>News, Updates & Comments</i> >> None.	
4	<i>Old Business</i> >> None.	
5	<i>New Business</i> >> None.	
6	<i>Next Meeting</i> >> July 8 at 17013 Black Marlin Circle.	
7	<i>Adjournment</i> >> Ron moved, Terry seconded, and the Board approved adjournment at 7:40 pm.	