

## Meeting Minutes

<b>Meeting Name</b>	<b><i>Wolfe Pointe - Board of Directors Meeting</i></b>		
<b>Date</b>	August 11, 2025	<b>Meeting Type</b>	In Person
<b>Start &amp; End Time</b>	18:35 - 19:50	<b>Meeting Location</b>	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 &amp; establish quorum.</i>
	>> Meeting called to Order by Carl at 18:35 with 8 members in attendance. >> July meeting minutes were presented. Ron moved to approve the minutes, seconded by Terry, and the Members voted unanimously in favor.
2	<i>Committee Reports</i>
2A	<b>Finance - Phil</b> >> July revenue of consisted of bank interest of \$80. July expenses totaled \$14,462, relating to administration (\$2,291); grounds (\$4,794), pool (\$4,755); utilities (\$2,524); and other (\$97). >> Bank account balances totaled \$791,370 at month end with operating accounts totaling \$187,839, and reserve/CD accounts totaling \$5617,970. >> One property owner remains delinquent in paying annual dues. >> Financial Committee is to develop Reserve Plan in September and based on this plan, bank funds will be moved to CDs as appropriate.
2B	<b>Roads, Grounds &amp; Swales - R J Keller</b> >> Two companies provided estimates for the re-paving the entrance of \$190 and \$240 thousand. >> Traffic counters have been installed on Black Marlin, and after two weeks they will be moved to Tarpon, to measure vehicle speeds. >> The bench at the school bus stop has been installed. >> Irrigation system beside the pool and tennis courts will be evaluated for improvement. >> Traffic subcommittee will be formed to address measures to enhance safety measures.
2C	<b>ARC - Cathy</b> >> Nothing to report.
2D	<b>Community Connections - Cathy</b> >> The annual end-of-season pool party will be held on August 17 between 3 and 5 with food truck, and fun and games.

## Agenda Items - Continued

Agenda Item #	Agenda Topic	
2	<i>Committee Reports - continued</i>	
2E	<b>Pool - Steve</b> >> 133 liability waivers have been received and fobs activated. >> Minimal problems have been reported at the pool this season. >> Coastline Pools is preparing a renovation plan for the pool addressing plumbing leaks, replacement motors, lighting, replastering of pools, but the plan is not yet available.	
2F	<b>Tennis - Ron</b> >> Still waiting on contractor to repair surface cracks on the courts.	
3	<i>News, Updates &amp; Comments</i> >> None.	
4	<i>Old Business</i> >> None.	
5	<i>New Business</i> >> 2025 annual meeting will be held on November 15 at 9 a.m. and informal notice will be provided in the monthly newsletter followed by formal notice in October.	
6	<i>Next Meeting</i> >> September 9 at 17013 Black Marlin Circle.	
7	<i>Adjournment</i> >> Steve moved, Carl seconded, and the Board approved adjournment at 7:50 pm.	