

## Meeting Minutes

<b>Meeting Name</b>	<b><i>Wolfe Pointe - Board of Directors Meeting</i></b>		
<b>Date</b>	September 9, 2025	<b>Meeting Type</b>	In Person
<b>Start &amp; End Time</b>	18:30 - 20:27	<b>Meeting Location</b>	1240 Kings Highway

## 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>
	<p>&gt;&gt; Meeting called to Order by Carl at 18:30 with 8 Board Members in attendance.</p> <p>&gt;&gt; August meeting minutes were presented, moved for acceptance and seconded, and the Board Members voted unanimously in favor.</p> <p>&gt;&gt; Carl briefed the meeting attendees of his monthly meeting with other HOA presidents along Gills Neck noting Breakwater and Senators will be adding traffic calming devices as have been done by Showfield and Wolfe Pointe.</p> <p>&gt;&gt; Carl called upon WP residents in attendance to express their thoughts about the continuing problem of unsafe vehicle speeds in WP and actions taken by the Board. While the majority of speakers recognized that unsafe speeds are a continuing problem, the proposed solutions varied in scope and cost ranging from having WP do nothing, to adopting solutions similar to Showfield including tightly space speed calming devices along with stop signs at each intersection, adding speed trailers, hiring off-duty police for enforcement, and lowering the speed limit.</p> <p>&gt;&gt; Given the many varied opinions about the problem, the best solution, and spending money, it was decided to reinstate the retired Traffic Committee to study and recommend to the Board a solution. Recruitment of members will begin immediately.</p>
2	<i>Committee Reports</i>
2A	<p><b>Finance - Phil</b></p> <p>&gt;&gt; August revenue was \$1,378 consisting of bank interest of \$78 and dues of \$1,300.</p> <p>&gt;&gt; August expenses totaled \$14,145 relating to administration (\$1,754); pool (\$2,762); utilities (\$4,629); and other (\$5,000).</p> <p>&gt;&gt; Bank account balances totaled \$779,038 at month end with operating accounts totaling \$161,010 and reserve/CD accounts totaling \$618,028.</p>
2B	<p><b>Roads, Grounds &amp; Swales - R J Keller</b></p> <p>&gt;&gt; RPF went out last week for entrance paving from Gills Neck to Tarpon plus short distance to Black Marlin.</p> <p>&gt;&gt; Sposato performed clean-up around pool and tennis courts.</p> <p>&gt;&gt; Belle Terra is to provide an estimate for the lift station on Tarpon.</p>

## Agenda Items - Continued

Agenda Item #	Agenda Topic	
2	<i>Committee Reports - continued</i>	
	>> Lighting at entrance needs attention. >> Garden Committee to be formed.	
2C	<b>ARC - Cathy</b> >> No new construction applications. >> As clarification, homeowners need not seek permission to replace roofs in-kind, but letter should be sent to ARC telling them about work to be done. >> Repainting home exteriors requires application. >> Attorney engagement letter requires WP signature before review of draft Guidelines.	
2D	<b>Community Connections - Cathy</b> >> Jane Irvine is leaving WP and Cathy and Lisa Hoffman will assume her duties temporarily. >> The pool party along with food truck were a big success.	
2E	<b>Pool - Steve</b> >> Coastline Pools proposed a pool renovation plan consisting of leak detection of shallow pool (\$1,500), replacement of pool lights ( \$16,783), refinish plaster of both pools (\$85,920); re-tile around water line of both pools (\$29,597), and re-tile bottom lane lines and add wall targets (\$11,480. Total cost of project is \$145,280, exclusive of repairs to shallow pool to fix leaks. >> Carl moved, and Cathy seconded, that the project be accepted subject to Finance Committee approval of timing. Motion passed unanimously.	
2F	<b>Tennis - Ron</b> >> Contractor is to repair surface cracks on the courts in the Fall.	
3	<i>News, Updates &amp; Comments</i> >> None.	
4	<i>Old Business</i> >> None.	
5	<i>New Business</i> >> None.	
6	<i>Next Meeting</i> >> October 14 at 17013 Black Marlin Circle.	
7	<i>Adjournment</i> >> Phil moved, Cathy seconded, and the Board approved adjournment at 8:27 pm.	