

Meeting Minutes			
<b>Meeting Name</b>	<b><i>Wolfe Pointe - Board of Directors Meeting</i></b>		
<b>Date</b>	October 14, 2025	<b>Meeting Type</b>	In Person
<b>Start &amp; End Time</b>	18:30 - 20:36	<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"/>	Tom Hartley	<input type="checkbox"/>	Ron Wright
<input checked="" type="checkbox"/>	Cathy Zambito	<input checked="" type="checkbox"/>	Steve Thienel
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Terri Hollingsworth
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Phil Farrelly
<input checked="" type="checkbox"/>		<input checked="" 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 18:30 with 8 Board Members in attendance. >> September meeting minutes were presented, moved for acceptance and seconded, and the Board Members voted unanimously in favor.		
2	<i>Committee Reports</i>		
2A	<b>Finance - Phil</b> >> September revenue was \$,7838 consisting of dues of \$1,300, ARC fees of \$105, DUCOIA fees of \$200, transfer fees of \$6,000, pool passes of \$165, and bank interest of \$68. >> September expenses totaled \$14,091 relating to administration (\$1,258); roads and grounds (\$6,795); pool (\$4,271); utilities (\$3,608); and community connections (\$581). >> Bank account balances totaled \$772,785 at month end with operating accounts totaling \$154,707 and reserve/CD accounts totaling \$618,078.		
2B	<b>Roads, Grounds &amp; Swales - R J Keller</b> >> Received five proposals for entrance paving from Gills Neck to Tarpon plus short distance to Black Marlin and chose proposal of Gerry's Paving of \$155,000. An engineering inspector will verify the work meets industry standards. >> Neighborhood swales were inspected and found acceptable. >> Garden Committee held its inaugural meeting. >> Traffic monitoring data has been shared with Board members. >> Traffic Committee met twice during September to discuss committee goals. >> Terri will be the Board liaison to the Traffic Committee. >> Speed humps will be removed when the snow sticks are installed and reinstallation will await Traffic Committee recommendations. >> Sussex County is to clean-up and re-plant Tarpon pump station on its property. Belle Terra will perform work on non-county property.		
Agenda Items - Continued			
Agenda Item #	Agenda Topic		
2	<i>Committee Reports - continued</i>		
2C	<b>ARC - Cathy</b> >> Outside attorney made minor edits to draft Guideline revisions; Sandra to review.		

	<p>&gt;&gt; Although homeowners need not seek permission to replace roofs in-kind, homeowner during September violated the guidelines by failing to seek permission for changing shingle color.</p>
2D	<p><b>Community Connections - Cathy</b>  &gt;&gt; Committee is offering the singing of Christmas carols on December 14 as a new event.</p>
2E	<p><b>Pool - Steve</b>  &gt;&gt; Coastline Pools has undertaken leak detection in the shallow pool and replacement of pool lights.  &gt;&gt; The pool and bath house will be winterized so as to prevent freeze damages.  &gt;&gt; Refinishing the plaster of both pools will occur next spring.</p>
2F	<p><b>Tennis - Ron</b>  &gt;&gt; Contractor is to repair surface cracks on the courts in the Fall.</p>
3	<p><i>News, Updates &amp; Comments</i>  &gt;&gt; None.</p>
4	<p><i>Old Business</i>  &gt;&gt; None.</p>
5	<p><i>New Business</i>  &gt;&gt; Phil Ferrelly, Jane Nathan, and Kris Keller were elected by the Board to serve as 2025 Nominating Committee. The Annual Meeting will be held at The Moorings. Timely notice will be provided to the Association members along with meeting agenda, director and covenant ballot, and proxy directions.</p>
6	<p><i>Next Meeting</i>  &gt;&gt; November 15 following annual meeting.</p>
7	<p><i>Adjournment</i>  &gt;&gt; Cathy moved, Jane seconded, and the Board approved adjournment at 8:36 pm.</p>

