

Meeting Minutes

Meeting Name	<i>Wolfe Pointe - Board of Directors Meeting</i>		
Date	December 16, 2025	Meeting Type	In Person
Start & End Time	6:32-7:58 PM	Meeting Location	Zoom

Participants

Tom Hartley	David Levenson	Jim Zambito			
Terri Hollingsworth	Jane Nathan				
RJ Keller	Cathy Zambito				

Agenda Items

Agenda Item #	Agenda Topic
1	<i>Call Meeting to Order - Record meeting start time, take attendance & establish quorum.</i>
	Meeting was called to order by Cathy at 6:30pm with all Bd members in attendance. November meeting minutes were presented, moved for acceptance, seconded and unanimously voted in favor. Board reauthorized appointments previously approved via email: Approval of Jim Zambito as Interim Treasurer and RJ Keller as Nominating Committee Chair.
2	<i>Committee Reports</i>
2A	Finance - Jim Approval of 2026 budget delayed until January meeting, need final results Top of line financials to be posted quarterly on website Request made for a financial review of WP books
2B	Roads, Grounds & Swales - R J Keller 01/07 meeting of Safety Committee prior to presentation to WPB
2C	ARC - Cathy New ARC Guidelines presentation to be made to the WPB at either the January or February '26 mtg. July 11th, 2026 meeting tentatively scheduled at the Moorings for final POA approval pending community feedback.
2D	Community Connectio Jane Discussion of starting a reachout program for new neighbors Plans being made for community boat trip and other regularly scheduled events

Agenda Items - Continued

Agenda Item #	Agenda Topic	
2	<i>Committee Reports - continued</i>	
2E	Pool - David Details of Best Aquatic bid for pool refinish and repairs discussed Details of bids received for roof and floors of pool house and stucco walls Discussion of deposit already paid to Coastline Pools	
2F	Tennis - Tom No current discussion	
3	<i>News, Updates & Comments</i> Discussion of best practices among the neighborhoods on Gills Neck Road	
4	<i>Old Business</i> No current discussion	
5	<i>New Business</i> 2025 News Letters are posted on website Annual POA meeting scheduled for November 7th, 2026 at the Moorings.	
6	<i>Next Meeting</i> Next meeting January 21st, 2026	
7	<i>Adjournment</i>	