

Meeting Minutes

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| Meeting Name | <i>Wolfe Pointe - Board of Directors Meeting</i> | | |
| Date | February 17th, 2026 | Meeting Type | In Person |
| Start & End Time | 6:30 PM-9:04 PM | Meeting Location | Northrop Lewes Office |

Participants

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|---------------------|----------------|--|--|
| Tom Hartley | David Levenson | Jim Zambito | |
| Terri Hollingsworth | Jane Nathan | | |
| RJ Keller | Cathy Zambito | Guest Sarah Reinhold. Chairman, Traffic Calming & Safety Committee | |

Agenda Items

| Agenda Item # | Agenda Topic |
|---------------|---|
| 1 | <i>Call Meeting to Order - Record meeting start time, take attendance & establish quorum.</i> |
| | Cathy called the meeting to order at 6:30 PM All Board members in attendance January Minutes were presented, motion for approval, seconded and unanimously approved Sarah Reinhold made a presentation of the Traffic and Safety Committee's work Discussion of ways for information to be shared with the Community Executive Session: Discussed Safety Committee sharing their recommendation with POA |
| 2 | <i>Committee Reports</i> |
| 2A | Finance - Jim Reviewed Financials Presentation of Operating and Reserve accounts will now be separated. Microsoft 365 in use A portion of Accounts Payable (reserve/capital expense) will be handled by the Treasurer for now |
| 2B | Roads, Grounds & Swales - R J Keller Paving on hold for warmer weather Garden Committee to meet to address landscaping in common areas Upcoming re-bid for landscaping contract |
| 2C | ARC - Cathy Presentation of proposed revised and updated ARC guidelines |
| 2D | Community Connections - Jane Survey Monkey survey to be released to the community |

Agenda Items - Continued

| Agenda Item # | Agenda Topic |
|---------------|---|
| 2 | <i>Committee Reports - continued</i> |
| 2E | Pool - David Coastline to proceed with finding leak at activity pool Solicitation of bids for fixing stucco half walls |
| 2F | Tennis - Tom No update |
| 2G | Nominating Committee-RJ Discussed Committee met to formulate criteria for recruitment to fill Board members openings |
| 3 | <i>News, Updates & Comments</i> None |
| 4 | <i>Old Business</i> None |
| 5 | <i>New Business</i> Motion made, seconded and unanimously approved for May 30th garage sale Motion made, seconded and unanimously approved to discontinue charging POA members for advertisements |
| 6 | <i>Next Meeting</i> March 17th, 2026 @ Northrop Lewes Offices |