



**WILDE LAKE VILLAGE BOARD
Board Meeting Minutes (Hybrid)**

September 14, 2026 – 6:30 p.m.

Slayton House, 10400 Cross Fox Lane, Columbia, MD

Video: <https://www.youtube.com/watch?v=Lgl5ZfD-PZI>

Directors Present

Debbie Cappuccitti (Chair), Steve Campbell (Vice Chair), Felisa Garrett, Andrea Thorin, Lonn Tremblay, Columbia Council Representative Bill Santos, and Executive Director/Village Manager Sharon Cooper-Kerr. A quorum was present.

Call to Order

The public meeting was called to order at 6:35 p.m. by Chair Debbie Cappuccitti. A roll call was conducted; all directors were present with the exception of Ms. Garrett who arrived at 6:35 pm.

Approval of Agenda

Motion to add the reading of a statement from the Wilde Lake Village Board to the agenda before Resident Speakout.

Motion by: Ms. Thorin; Seconded by Ms. Garrett
All in favor (5.0.0). Motion passed.

Motion to adopt the amended agenda.
Motion by: Ms. Tremblay; Seconded by: Mr. Campbell
All in favor (5-0-0). Motion passed.

Approval of Minutes (July 13, 2026)

Motion to approve the minutes of the August 3, 2026 meeting.
Motion by: Ms. Garrett; Seconded by: Ms. Tremblay
All in favor (5-0-0). Motion passed.

Statement from the Wilde Lake Village Board read by Wilde Lake Village Board Chair Debbie Cappuccitti (see attached) – read by Board Chair, Debbie Cappuccitti

The presentation may be viewed at 4.11 minute of the video.

Resident Speakout

No one signed up to provide comments.

Statement from the Wilde Lake Village Board
September 14, 2026

Good evening. On behalf of the Wilde Lake Village Board of Directors, we are pleased to share the following statement:

Since beginning our tenure with this Board in May of this year, we have been involved with seeking resolution to an ongoing employment matter involving Sharon Cooper Kerr. Our priority throughout this process has been to find a resolution that upholds a fair and supportive work culture, respects all legal requirements, and aligns with the proper governance of our Association. Over the past few months, we have worked closely with outside counsel, Jackson Lewis, to achieve this goal.

Today, we are happy to report that the Board of Directors has accepted a resolution proposed and supported by our counsel that meets our stated goals and successfully resolves this matter.

With this resolution behind us, the Board wishes to publicly acknowledge our deep appreciation and support for Sharon. During our time working together, we have witnessed firsthand Sharon's dedication, integrity, and professionalism. Above all, she has a true heart for service. She works tirelessly—often putting in long hours—to support our schools, programs, and residents of all ages, for the benefit of our community here in Wilde Lake. And she does this with great enthusiasm.

Sharon, thank you for everything you do for Wilde Lake. We appreciate you, we support you, and we feel incredibly fortunate to have you. We are excited to continue working with you and moving forward together.

Columbia Association Update – Robin Stimson, Senior Community Engagement Manager

- Ms. Stimson thanked Sharon Cooper-Kerr for her work.
- The last Lakefront Live event for the season was held this past weekend.
- Thanked the community for their support of the Prepare for Success supply drive where 5,300 backpacks were donated to local students.

The presentation may be viewed at 6.45 minute of the video.

Special Guest Presentation: Ryan McCoy Director of Asset Management, Kimco Realty

Mr. McCoy's presentation may be viewed at 13.00 minute of video and noted the following:

- The space formerly occupied by the Grocery Outlet is being marketed to prospective tenants.
- Community members were asked to share contacts and ideas for what could be housed in this space.
- Shared that the Hunan Family site and the office space above are being updated following the fire.
- Mentioned that signage could be added to the Village Center for traffic calming.
- Mr. McCoy will return to provide updates to the Board in early 2027.

ORDER OF BUSINESS

NEW BUSINESS

***Donation Request: Bryant Woods Elementary School PTA, Emma Curran, Fundraising Chair**

- Ms. Curran shared that Bryant Woods Elementary School is a Title 1 Community School and is one of the smallest schools in Howard County.
- A recent redistricting plan reduced the student population by 30%.
- The school seeks donations to help with community building and defray the costs of events such as Trunk or Treat, Bingo Night, the annual Bear Bash and to provide morale boosting incentives.

Board Action – Motion to donate \$1,000 to the Bryant Woods Elementary School PTA for programming.

Motion by: Ms. Thorin and seconded by Ms. Garrett
All in Favor (5.0.0). Motion passed

Ms. Curran's presentation may be viewed at 34.09 minute of video.

***Naming of the Faulkner Ridge Learning Center**

The Board discussed the importance of keeping the name Faulkner Ridge for historic preservation, brand identity/recognition purposes and minimizing confusion as to its location.

Board Action – Motion to endorse a naming standard that includes Faulkner Ridge in the title of the school.
Motion by: Ms. Thorin; Seconded by Ms. Tremblay
All in Favor (5.0.0). Motion passed

Presentation may be viewed at 45.29 minute of the video.

OLD BUSINESS

Audit Update – Ms. Cooper-Kerr shared that the audit continues and should wrap up by the end of September.

Ms. Cooper-Kerr's presentation may be viewed at 52.11 minute of the video.

REPORTS (may be viewed at 57.26 minutes of the video.)

Wilde Lake Representative to the Columbia Association Board of Directors – Bill Santos

Mr. Santos reported that the CA Board will meet in a Town Hall format at Slayton House on September 24th. The meeting will include a discussion about the FY2028 budget and the proposal for Columbia Association to purchase the building it is headquartered and a building next door. The presentation may be viewed at 58.00 minute of the video.

Committees – CARES

Ms. Cappuccitti shared that the Wilde Lake CARES group has several fall events planned which are noted on the e-newsletter: adopt a spot events, tree giveaway and will be onsite at the Fall Festival. The presentation may be found at 1.1.34 minute of the video.

AC Liaison

Ms. Tremblay shared the Covenant Advisor's report which is attached. The presentation may be found at 1.12.48 minute of the video.

Executive Director/Village Manager

Ms. Cooper-Kerr gave her report, see attached. The presentation may be viewed at 1.15.37 minute of the video.

Chair

Ms. Cappuccitti reported that:

- the Governance framework has been added to the Board Committee section of the website.
- Columbia Association completed a Bioretention Area last month located off of Faulkner Ridge Circle near the Village of Harpers Choice.
- CA will conduct a community planting in the bioretention area on Election Day - November 3rd.
- The County Executive's State of the County Address will be held on September 30th at Howard Community College.
- The presentation may be viewed at 1.20.04 minute of the video.

ADJOURNMENT

Motion to Adjourn the public meeting at 7:59 pm
Motion by: Ms. Cappuccitti seconded by Ms. Thorin.
All in favor (5-0-0). Motion passed.

**Indicates action item*

Covenant Advisor Report: September 14, 2026
On behalf of the Architectural Committee Liaison

RAC Activities:

The RAC considered applications twice in August:

- On August 11, the committee considered two applications. Both were approved as submitted.
- On August 25, the committee considered six applications, including an application which was initially tabled on July 14. Four applications were approved as submitted, and two were approved with modifications/conditions.
 - The previously tabled application was approved with modifications/conditions. The applicant was able to attend this meeting and responded to all the committee's concerns, so they were able to reach a mutually satisfactory agreement.

One Fast Track application was also submitted and approved in August.

Compliance Inspections:

I received seven requests for compliance inspections in August. This is comparable to the numbers in August 2025 (6 requests) and 2024 (5 requests).

Enforcement Actions:

10679 Rain Dream Hill

Property owner continues to work with WLCA/CA to maintain and improve his property per the court's order. I reinspect it monthly.

10150 Placid Lake Court

Upon the advice of counsel at our hearing on Sept. 1, this property owner was given until December 15 to remedy the issues remaining from the summary judgment received in WLCA's favor back in 2023. Judge Kramer was appreciative of WLCA's continued efforts to work with this property owner and emphasized the importance of finishing the work. The house is currently in foreclosure although the owner hopes to redeem it.

4938 Reedy Brook Lane

The defendant in this case has not filed any response, so the file is with a judge for review so far as counsel is aware. Hopefully we will be awarded the summary judgment we requested.

We always welcome WLVB members at RAC meetings, held the second and fourth Tuesdays of most months. If you have any questions about the above or about any other covenant-related matters, please let me know!

Respectfully submitted,
Lexi Levy Milani
Covenant Advisor
covenants@wildelake.org



Wilde Lake Village Board Meeting

Village Manager Report

Monday, September 14, 2026

Thanks to the Columbia Association team for making needed repairs to Slayton House and the three neighborhood centers identified during the annual inspection. The team work diligently to prepare the neighborhood centers for our education providers that rent these spaces.

It's back to school season and we attended the back-to-school nights of our four neighborhood schools. I enjoyed seeing the families and the school staff following the summer break.

As we discussed, the Wilde Lake audit is ongoing, and we applied for an extension with the Columbia Association.

We are currently in the interview process for the Event Venue Manager position. This position serves as Facility Manager. Our current Facility Manager, Kate Kolarik, accepted a new employment opportunity, and her last day is this Friday. We are grateful to Kate for her amazing work with WLCA over the past three years and wish her the best in her new role.

We invite you to attend the Wilde Lake Fall Festival scheduled for Saturday, September 26th, 12:00 – 4:00 pm at Wilde Lake Park. The event will kick off with a performance by the Wilde Lake High School Marching band. The event will feature food trucks, moon bounces, face painting, a DJ and many community partners sharing resources. Bike HoCo will provide a bike corral for cyclists who wish to leave their cars at home. Please invite your neighbors to attend.