WILDE LAKE COMMUNITY ASSOCIATION

WILDE LAKE VILLAGE BOARD
Board Meeting Minutes (Hybrid)
October 12, 2026 – 6:30 p.m.
Slayton House, 10400 Cross Fox Lane, Columbia, MD

Video: https://youtu.be/JLwNb3Jqhw0

Directors Present

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

Call to Order

The public meeting was called to order at 6:30 p.m. by Chair Debbie Cappuccitti. A roll call was conducted and noted that Director Andrea Thorin was absent. All other Directors were in attendance.

Approval of Agenda

The agenda was amended to table the presentation by Howard Community College and all new business.

> Motion to table the Howard County Community College presentation and the New business agenda items to the next Board meeting.
> Motion by: Ms. Garrett; Seconded by: Ms. Tremblay
> All in favor (4-0-0). Motion passed.

> Motion to move the audit discussion to the closed session discussion in accordance with the HOA Action Section 11B-111, Subsection 4, item 4, for Consultation with staff, personnel, consultants, attorneys, board members, or persons in connection with pending or potential litigation or other legal matters.
> Motion by: Ms. Tremblay; seconded by Ms. Garrett.
> All in Favor (4.0.0). Motion passed.

> Motion to approve the agenda as amended.
> Motion by: Ms. Garrett; seconded by: Mr. Campbell.
> All in favor (4-0-0). Motion passed.

Approval of Minutes (September 14, 2026)

> Motion to approve the minutes of the September 14, 2026 meeting.
> Motion by: Ms. Tremblay; Seconded by: Ms. Garrett
> All in favor (4-0-0). Motion passed.

Resident Speakout

No one shared remarks during Resident Speakout

***Donation Request Columbia Community Care Bon Bon Holiday Bash: Erika Chavarria, Executive Director Columbia Community Care**

- Ms. Chavarria spoke about the Columbia Community Care's 3rd annual fundraiser and invited the Wilde Lake Village Board to consider sponsoring the event scheduled for December 3, 2026 at Reckless Sheperd Brewery.
- Event attendees are encouraged to bring a new, unwrapped toy to the event to be donated for families in CCC's service area.
- Several sponsorship packages were presented which included several offerings including event tickets, sponsor recognition at the event and online for a year on the Columbia Community Care website.

Motion to sponsor the event at the bronze sponsorship level of $1,000.
Motion by: Ms. Garrett; seconded by Ms. Trembly.
All in favor (4.0.0). Motion Passed.

The presentation may be viewed at 7:56 minute of the video.

Presentation: Robin Stimson, Senior Community Engagement Manager, Columbia Association

Ms. Stimson shared information about the following Columbia Association sponsored activities:

- Columbia's 60th birthday framework has been finalized. A commemorative logo will be presented to the Village Managers later this month.
- The 6th Annual Trunk or Treat will be held on October 24th at the Columbia Sports Park
- Cranksgiving in partnership with the Downtown Columbia Partnership, Howard County Department of Transportation and the Mall in Columbia for this event on November 7, 2026.
- Two donation drives will be conducted this season: one for maternal health and the second with Toys for Tots.

The presentation may be viewed at 18.37 minute of the video.

ORDER OF BUSINESS

REPORTS (may be viewed at 34.31 minutes of the video.

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

Mr. Santos reported that the CA Board has not met since July but will meet next on October 22nd. He provided updates on pool attendance this summer. His updates may be viewed at 34.37 minute of the video.

Committees – CARES

Susan Tucker Wilde Lake CARES Co-Chair mentioned that the tree and shrubbery giveaway held this past Sunday was successful despite the rain. A summary of the Wilde Lake Dam inspection conducted along with CARES representatives, CA, and Maryland Department of the Environment was provided. The presentation may be viewed at 45.29 minute of the video.

AC Liaison

The written Covenant Advisor report submitted by Lexi Levy Milani on behalf of AC Liaison Lonn Tremblay is attached. The presentation may be viewed at 51.45 minute of the video.

Executive Director/Village Manager

Ms. Cooper-Kerr announced:

- Continued work is being done with the audit to close out the process
- Gerald Jordan, Wilde Lake Community Association's new Event Venue Manager started today.
- New Artist on display Sandy Cummings
- Updates to Wilde Lake Park and Little Patuxent Parkway
- Bike with a Cop event will be held at Wilde Lake Park on October 31st

The presentation may be viewed at 53.20 minute of the video.

Governance

Ms. Cappuccitti mentioned the new framework for the Governance Committee may be found online. The public is invited to review this information and share their feedback.

Chair

Ms. Cappuccitti shared that the Hunan Family restaurant will reopen on Tuesday, October 13th

The presentation may be viewed at 57.59 minute of the video.

The Chair stated that the Board completed its open agenda items and would move to closed session held in accordance with the HOA Act Section 11B-111, Subsection 4, for item 4, for Consultation with staff, personnel, consultants, attorneys, board members, or persons in connection with pending or potential ligation or other legal matters and item 1, for Discussion of matters pertaining to employees and personnel.

Motion to adjourn the public meeting and move to closed session
Motion by: Ms. Tremblay; seconded by Ms. Garrett
All in favor (4.0.0). Motion passed
Meeting adjourned at 7:30 pm

ADJOURNMENT OF OPEN MEETING

CLOSED SESSION

Motion to open the closed session
Motion by: Ms. Tremblay; seconded by Ms. Garrett.
All in favor (4.0.0). Motion passed.

The session opened at 7:34 pm

Roll Call:
Present: Debbie Cappuccitti, Steve Campbell, Felisa Garrett, Lonn Tremblay, Bill Santoss and Sharon Cooper-Kerr
Absent: Andrea Thorin
Also in attendance was guest Vince Grey of Fitzpatrick, Leary & Szarko, LLC

Motion to accept the draft financial statements as presented.
Motion by Ms. Tremblay; seconded by Mr. Campbell.

All in favor (4-0-0). Motion passed.

Motion to end the closed session at 9:31 pm
Motion by Ms. Tremblay; seconded by Ms. Garrett
All in favor (4.0.0). Motion passed.

The closed session ended at 9:32 pm

ADJOURNMENT

**Indicates action item*

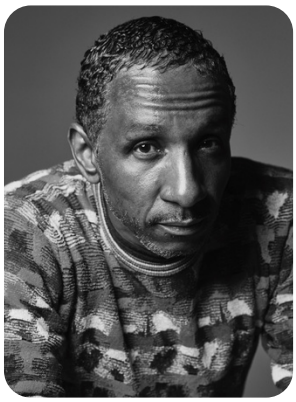


2026 JJCC BonBon Holiday Bash

Sponsorship Opportunities



Erick Sermon of EPMD



Dres of Black Sheep

Dec 3, 2026
6PM - Midnight

Reckless Shepherd
Columbia, MD

Style: **Old-School Hip-Hop Glam**

The BonBon Holiday Bash is Columbia Community Care's biggest fundraiser of the year! All proceeds benefit CCC's hunger relief programs, providing fresh produce, pantry staples, and essential resources to thousands of families right here in Howard County.

About the Event:

- Live performance by **Erick Sermon of EPMD & Dres of Black Sheep**
- Gourmet food and top-shelf cocktails
- Raffles with one-of-a-kind prizes
- Community toy drive for local children
- A festive, high-energy crowd

Why It Matters

Last year alone, CCC distributed thousands of pounds of fresh food each month to families across our community. The need is especially high during the winter, when heating costs rise, and budgets get stretched thin. By attending or sponsoring the BonBon Holiday Bash, you're not just buying a ticket to a party; you're ensuring that families can gather around their tables with dignity, abundance, and joy.

Sponsorships

Sponsors receive recognition while supporting an incredible cause right here in Howard County. Sponsorship packages include VIP and general admission tickets, plus recognition on Columbia Community Care's social media accounts, event marketing materials, and in-person at the BonBon Bash.

The Jonathan Johnson Community Coalition is proud to bring back the BonBon Holiday Bash & Toy Drive for its third year. Our coalition is rooted in the principles and spirit of Jonathan Johnson, focusing on building strong community ties, compassion for others, and a commitment to making a difference. From youth sports to family support programs, JJCC continues to show what is possible when neighbors come together for good.

Columbia Community Care creates authentic connections and community partnerships. We listen and respond by providing resources and programs, while respecting the inherent dignity of every person. Founded in 2020 by Executive Director Erika Strauss Chavarria, Columbia Community Care ("CCC") is a Howard County-based 501(c)(3) recognized with multiple awards, including Best of Howard County Volunteer Organization.

2026 JJCC BonBon Holiday Bash & Toy Drive
benefitting Columbia Community Care

Sponsorship Packages

Contact: Erika Chavarria | echavarria@columbiacommunitycare.org

Diamond Sponsorship — $10,000

- 10 Premium VIP Tickets — Main event admission + top-shelf open bar
- 5 General Admission Tickets
- 45 Raffle Entries — $450 value
- Prominent Digital Signage — Main performance screen throughout the evening
- Social Media — Logo/banner and sponsor thank-you in event marketing, when applicable
- Website Inclusion — Logo/banner and sponsor thank-you on:
  - Columbia Community Care event page
  - Jonathan Johnson Community Coalition event page
- MC Recognition — Sponsor shout-out from the main stage
- Backstage VIP Access — Meet and greet with performers
- Speaking Opportunity — Opportunity to take the stage and address the audience

Platinum Sponsorship — $7,500

- 7 Premium VIP Tickets — Main event admission + top-shelf open bar
- 4 General Admission Tickets
- 32 Raffle Entries — $320 value
- Backstage VIP Access — Meet and greet with performers
- Prominent Digital Signage — Main performance screen throughout the evening
- MC Recognition — Sponsor shout-out from the main stage

Gold Sponsorship — $5,000

- 5 Premium VIP Tickets — Main event admission + top-shelf open bar
- 3 General Admission Tickets
- 23 Raffle Entries — $230 value
- Digital Signage — Main performance screen throughout the evening
- MC Recognition — Sponsor shout-out from the main stage

Silver Sponsorship — $2,500

- 3 Premium VIP Tickets — Main event admission + top-shelf open bar
- 2 General Admission Tickets
- 9 Raffle Entries — $90 value
- Digital Signage — Main performance screen throughout the evening
- MC Recognition — Sponsor shout-out from the main stage

Bronze Sponsorship — $1,000

- 2 Premium VIP Tickets — Main event admission + top-shelf open bar
- 1 General Admission Ticket
- 6 Raffle Entries — $60 value
- Digital Signage — Main performance screen throughout the evening
- MC Recognition — Sponsor shout-out from the main stage

Covenant Advisor Report: October 12, 2026
On behalf of the Architectural Committee Liaison

RAC Activities:
The RAC considered applications twice in September:

- On Sept. 8, the committee reviewed four applications.
  - Three were approved as submitted.
  - The fourth, for a white vinyl front-yard fence, was tabled by the Architectural Committee (AC) liaison. The applicant proposed an alternative fence material, style, and height for the fence, and the amended application was approved by the AC Liaison.
- On Sept. 22, the committee considered three applications, all of which were approved as submitted.

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

Compliance Inspections:
I received just four applications for compliance inspections in September, a traditionally slow time for this type of inspection. I am actively working with one of those property owners to bring a home that deteriorated during a period of vacancy into full compliance.

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
My monthly inspection on October 5 indicated that the owner has not brought the home into compliance, so I sent him a reminder letter detailing the remaining issues and reminding him that he agreed to remedy all issues prior to our next hearing in December.

4938 Reedy Brook Lane
The judge in this case granted WLCA's motion for summary judgment in its entirety on August 26, 2026. The defendant had 30 days to correct, but my reinspection on September 29 indicated that the property is still in disrepair. The next step is to ask the court to hold the property owner in contempt to try to get repairs moving. Counsel is putting that motion together now.

If you have any questions about any covenant-related matters, please let me know. Thank you!

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

WILDE LAKE
COMMUNITY ASSOCIATION

Executive Director/Village Manager Report

Monday, October 12, 2026

It's been a busy month working with the auditors to close out the process, the cancellation of the Fall Festival due to rain and interviewing for an opening at Slayton House.

I am pleased to announce we have hired a new Event Venue Manager, Gerald Jordan, who's first day with WLCA was today. Gerald is no stranger to Slayton House he comes to us from the Columbia Center for Theatrical Arts and we are happy to have him join the team and work in the area of venue rentals.

We are excited to announce the current exhibit in the Bernice Kish Art Gallery. Paper Collage artist Sandy Cummings held her opening reception at Slayton House yesterday. The exhibit called Nature's Palette showcases beautiful artwork highlighting florals, nature and images inspired by her recent travel to Switzerland. The exhibit will be on display thought December 13th. Our Art Gallery Manager, Nishita Jain, is working at the front desk tonight. Please stop by and tell her hello.

In the Community…

The Columbia Association has completed work at Wilde Lake Park including adding dedicated parking for the disabled.

Howard Hughes is working alongside Little Patuxent Parkway to repair the deteriorating wood guard rails near Governor Warfield Parkway. The project is slated to end at the end of month weather permitting.