

**POINT AQUARIUS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTOR'S MEETING**

Thursday, February 11, 2016

Minutes – Approved

Board Members Present: Larry Vaslet, President
Dianne Gillis, Vice President
Kenny Venghaus, Treasurer
Lynda Henry
Randy Dobbs
Jay Thompson
Jimmy Harris

Board Members Absent: None

Meeting was held at Point Aquarius Community Center. Janis Cain and Steve Durham of Investment Management Company were present.

1) Regular Board Meeting called to order by Larry Vaslet at 6:30 PM. Quorum established.

2) Board Organizational Change of Secretary

Motion to appoint Jimmy Harris as Secretary was made by Kenny Venghaus and seconded by Dianne Gillis. Motion passed unopposed.

3) Minutes

Motion to approve the minutes of the January 14, 2016 Board meeting was made by Dianne Gillis and seconded by Jimmy Harris. Motion passed unopposed.

4) President's Report

February 1, 2016 Tana Firth resigned from the Board. There are five vacancies on the Board, to be filled in April at the Annual Meeting.

5) Treasurer's Report

Treasurer's Report Through January 2016				
Budget Report				
TOTAL POA	2016 Budget	2016 Actual	Difference	% Actual to Budget with 8.33% of Year Complete
Income & Expenses				
Income				
POA Total	847,400	571,260	-276,140	67.4%
Section 5 Amenities Total	8,720	6,099	-2,621	69.9%
Section 7 Marina Total	61,210	51,277	-9,933	83.8%
Total Income	\$917,330	\$628,636	-\$288,694	68.5%

Expenses				
POA Total	852,998	46,879	-806,119	5.5%
Section 5 Amenities Total	8,702	1,460	-7,242	16.8%
Section 7 Marina Total	59,942	14,464	-45,478	24.1%
Total Expenses	\$921,642	\$62,803	-\$858,839	6.8%

Cash Flow Projection	
Bank Accounts	
POA	830,701
Section 5 Amenities	17,777
Section 7 Marina	72,806
Other Projects	700
Total Checking/Savings	\$921,984

Additional Receipts	
POA	276,140
Section 5 Amenities	2,621
Section 7 Marina	-9,933
Total Additional Receipts	\$288,694

Additional Payments	
POA	-806,119
Section 5 Amenities	-7,242
Section 7 Marina	-45,478
Sub Total	-\$858,839
Liabilities	-53,650
Total Additional Payments	-\$912,489

Cash		\$298,189
Contingency Fund	(\$921,642 x 15%)	-\$138,246
Available Cash in Bank at 12/31/16		\$159,943

Treasurer's Report Through January 2016				
Budget Report				
POA ONLY	2016 Budget	2016 Actual	Difference	% Actual to Budget with 8.3% of Year Complete
Income & Expenses				
Income				
POA Total	847,400	571,260	-276,140	67.4%
Total Income	\$847,400	\$571,260	-\$276,140	67.4%
Expenses				
POA	852,998	46,879	-806,119	5.5%
Total Expenses	\$852,998	\$46,879	-\$806,119	5.5%

Cash Flow Projection		
Bank Accounts		
POA		830,701
Other Projects		700
Total Checking/Savings		\$831,401
Additional Receipts		
POA		276,140
Total Additional Receipts		\$276,140
Additional Payments		
POA		
Sub Total		-\$806,119
Liabilities		-53,650
Total Additional Payments		-\$859,769
Cash		\$247,772
Contingency Fund	(\$852,998 x 15%)	-\$127,950
Available Cash in Bank at 12/31/16		\$119,822

Treasurer's Report Through January 2016				
Budget Report				
SEC 5 AMENITIES	2016 Budget	2016 Actual	Difference	% Actual to Budget with 8.3% of Year Complete
Income & Expenses				
Income				
Section 5 Commons	1,360	1,100	-260	80.9%
Section 5 Gate	1,960	1,599	-361	81.6%
Section 5 Marina	5,400	3,400	-2,000	63.0%
Total Income	\$8,720	\$6,099	-\$2,621	69.9%
Expenses				
Section 5 Commons	2,100	0	-2,100	0.0%
Section 5 Gate	1,450	36	-1,414	2.5%
Section 5 Marina	5,152	1,424	-3,728	27.6%
Total Expenses	\$8,702	\$1,460	-\$7,242	16.8%

Cash Flow Projection	
Bank Accounts	
Section 5 Commons	6,031
Section 5 Gate	7,514
Section 5 Marina	4,232
Total Checking/Savings	\$17,777
Additional Receipts	
Section 5 Commons	260
Section 5 Gate	361
Section 5 Marina	2,000
Total Additional Receipts	\$2,621

Additional Payments		
Section 5 Commons		-2,100
Section 5 Gate		-1,414
Section 5 Marina		-3,728
Sub Total		-\$7,242
Liabilities		0
Total Additional Payments		-\$7,242
Cash		
Section 5 Commons		4,191
Section 5 Gate		6,461
Section 5 Marina		2,504
Total Cash		\$13,156
Less Contingency Fund		
Section 5 Commons	(\$2,100 x 15%)	-315
Section 5 Gate	(\$1,450 x 15%)	-218
Section 5 Marina	(\$5,152 x 15%)	-773
Total Contingency Fund		-\$1,306
Available Cash		
Section 5 Commons		\$3,876
Section 5 Gate		\$6,243
Section 5 Marina		\$1,731
Available Cash in Bank at 12/31/16		\$11,850

Treasurer's Report Through January 2016

Budget Report

SEC 7 MARINA	2016 Budget	2016 Actual	Difference	% Actual to Budget with 8.3% of Year Complete
Income & Expenses				
Income				
Section 7 Marina Total	61,210	51,277	-9,933	83.8%
Total Income	\$61,210	\$51,277	-\$9,933	83.8%
Expenses				
Section 7 Marina Total	59,942	14,464	-45,478	24.1%
Total Expenses	\$59,942	\$14,464	-\$45,478	24.1%

Cash Flow Projection

Bank Accounts	
Section 7 Marina	72,806
Total Checking/Savings	\$72,806
Additional Receipts	
Section 7 Marina	9,933
Total Additional Receipts	\$9,933

Additional Payments		
Section 7 Marina		-45,478
Sub Total		-\$45,478
Liabilities		0
Total Additional Payments		-\$45,478
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Cash		\$37,261
Contingency Fund	(\$58,982 x 15%)	-\$8,991
Available Cash in Bank at 12/31/16		\$28,270

6) Property Manager's Report

POA Office

Information sent to Smartwebs Tuesday, February 9, 2016. Plan to start using the new drive through software sometime in March.

Information sent to Gate Key Wednesday, February 10, 2016.

Updated list sent to guard house Wednesday, February 10, 2016.

Welcome letters are being sent to all new property owners to gather their contact information so that all systems can be updated on a regular basis.

POA Records

Please email any changes to pointaquarius@consolidated.net

- Mailing address
- Email address
- Contact numbers

Eblast

Please register your email address to receive Eblast.

www.pointsaquarius.com

At bottom of Home page

Office Hours

Normal Office Hours:

Monday 9:00 AM - 5:00 PM

Tuesday 9:00 AM - 5:00 PM

Wednesday 9:00 AM - 12:00 PM

Thursday 9:00 AM - 6:00 PM

Friday 9:00 AM - 5:00 PM

Monday - Thursday closed from 12:00 PM - 1:30 PM

Fridays closed from 12:00 PM - 2:30 PM

Office Phone

If you call the POA office please stay on the line until you hear the beep. We are having trouble with the answering machine so when you call you will hear several different announcements before you hear the beep.

We will get your message if you leave one.

Thank you.

You may also email pointaquarius@consolidated.net with any questions or concerns.

ACC

January: 7 ACC applications submitted and 5 approved.

Deed Violations

Diane is assisting in the office with ACC and POA deed violations.

January:

POA At least 9 violation letters mailed.

ACC None noted

New Residents

January: Received transfer paperwork on 1 property.

7) Committee Reports

- a. Roads – Randy Dobbs
UPDATE: Plans are to begin road construction on the outbound lanes of Point Aquarius Blvd entrance Mid-March or first part of April 2016.
- b. Pools – Jimmy Harris
Working on project list of needed repairs.
- c. Marina – Jay Thompson
Will be installing the steps down into the lake for swimming. Also, the new buoys will be placed when it gets a little warmer. Will be contacting owners of boats that are in bad shape in the marina.
- d. Grounds & Landscaping – Lynda Henry
We are looking at proposals to place a perimeter fence at Marina and Park parking lot to discourage golf cart, ATV, motor bike and vehicular traffic. This is an ongoing problem for grounds maintenance that we are temporarily addressing with large tree logs.

We will prune the crepe myrtles, shrubs and trees at the entry and near the Community Center before the end of the month.
- e. Beautification – Lynda Henry
The Monument sign at the Entrance has some new plants that should carry us through the spring. We did some minor cleaning and planting in the Marquee flower bed to improve sign visibility.
- f. Mowing – Lynda Henry
BIO will mow once this month, on Monday 2/22. Please let me know if any areas require special attention.
- g. Neighborhood Watch and Safety – Diane Gillis
NWSC time was dedicated to a video presentation of the GateKey software. However, audio difficulties impeded the presentation. Dianne Gillis will send link and information to residents via an EBLAST.
- h. Secretary's Report – Tana Firth

8) Unfinished Business

- a. Lynda Henry discussed different solutions for installing perimeter fence at Marina and Park parking.

9) New Business

- a. Jay Thompson discussed the new Point Aquarius Website that he is working on with AssociationVoice (Smart Web Solutions for Associations, Buildings and Management).
- b. Amendment to the 2016 Schedule of Assessments, Fines, Fees, Deposits and Other Charges.

Motion to amend the 2016 Schedule of Assessments, Fines, Fees, Deposits and Other Charges to include a requested change requested by the ACC was made by Kenny Venghaus and seconded by Dianne Gillis. Motion passed unopposed.

10) Regular Board Meeting adjourned

Motion to adjourn the Regular Board meeting at 7:00 PM made by Jimmy Harris and seconded by Randy Dobbs. Motion passed unopposed.

11) Property owner's comments and questions.

12) Executive Session called to order at 7:20 PM

Discuss the POA office hours along with a new accounting software system called Jenark that IMC is looking into. Steve Durham also discussed the latest on litigation.

Motion to change the hours that the POA office is open to the public was made by Dianne Gillis and seconded by Jimmy Harris. Motion passed unopposed. Changes in hours are as follows: Open at 10:00 Monday - Friday and closed all day on Wednesdays.

13) Executive session adjourned

Motion to adjourn the Executive session at 8:15 PM made by Jay Thompson and seconded by Dianne Gillis. Motion passed unopposed.

Submitted by: _____
Janis Cain, Property Manager on behalf of Tana Firth, Secretary

Approved by: _____
Lawrence Vaslet, President