

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

Thursday, January 12, 2017

Minutes – Approved

Board Members Present: Larry Vaslet, President
Roland Morgan, Vice President
Al Escher, Treasurer
Ken Kubecka, Secretary
Jay Thompson
Patty Geraci

Board Members Absent: Jim Geraci

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

- 1) Regular Board Meeting called to order by Larry Vaslet at 6:30 PM. Quorum established.
- 2) Minutes
Motion to approve the minutes of the December 8, 2016 Board meeting was made by Ken Kubecka and seconded by Patty Geraci. Motion passed unopposed.
- 3) President's Report
2016 was a good year and 2017 is going to be better, we have lots of plans. Improvements to ponds, section 1, and tennis courts, also looking into changing out lights to LED's. There was vandalism to the basketball court backboard recently. Thanks to Lynda, Leasha and William for taking down the Christmas decorations, volunteers were ask for but no help arrived. Board and ACC election coming up in April, we will need four new Board members. Please let the POA office know if you are interested.
- 4) Treasurer's Report (November 2016) – Al Escher
Al Escher gave a detailed report of Point Aquarius POA financial standing.

Treasurer's Report Through November 2016				
Budget Report				
POA ONLY	2016 Budget	2016 Actual	Difference	% Actual to Budget with 91% of Year Complete
Income & Expenses				
Income				
POA Total	847,400	895,490	48,090	105.7%
Total Income	\$847,400	\$895,490	\$48,090	105.7%
Expenses				
POA	852,998	726,108	-126,890	85.1%
Total Expenses	\$852,998	\$726,108	-\$126,890	85.1%
Cash Flow Projection				
Bank Accounts				
POA				474,552
Other Projects				700
Total Checking/Savings				\$475,252
Additional Receipts				

POA	-48,090
Total Additional Receipts	-\$48,090
Additional Payments	
POA	
Sub Total	-\$126,890
Liabilities	-54,450
Total Additional Payments	-\$181,340
Cash	\$245,822
Contingency Fund	(\$852,998 x 15%)
Available Cash in Bank at 12/31/16	\$117,872

Treasurer's Report Through November 2016

Budget Report

SEC 5 AMENITIES	2016 Budget	2016 Actual	Difference	% Actual to Budget with 91% of Year Complete
Income & Expenses				
Income				
Section 5 Commons	1,360	1,380	20	101.5%
Section 5 Gate	1,960	2,040	80	104.1%
Section 5 Marina	5,400	4,200	-1,200	77.8%
Total Income	\$8,720	\$7,620	-\$1,100	87.4%
Expenses				
Section 5 Commons	2,100	1,700	-400	81.0%
Section 5 Gate	1,450	2,850	1,400	196.6%
Section 5 Marina	5,152	3,772	-1,380	73.2%
Total Expenses	\$8,702	\$8,322	-\$380	95.6%

Cash Flow Projection

Bank Accounts	
Section 5 Commons	4,610
Section 5 Gate	5,179
Section 5 Marina	2,685
Total Checking/Savings	\$12,474
Additional Receipts	
Section 5 Commons	
Section 5 Gate	
Section 5 Marina	1,200
Total Additional Receipts	\$1,200
Additional Payments	
Section 5 Commons	-400
Section 5 Gate	1,400
Section 5 Marina	-1,380
Sub Total	-\$380
Liabilities	0
Total Additional Payments	-\$380

Cash		
Section 5 Commons		4,210
Section 5 Gate		6,579
Section 5 Marina		2,505
Total Cash		\$13,294

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		\$3,895
Section 5 Gate		\$6,361
Section 5 Marina		\$1,732
Available Cash in Bank at 12/31/16		\$11,988

Treasurer's Report Through November 2016

Budget Report

SEC 7 MARINA	2016 Budget	2016 Actual	Difference	% Actual to Budget with 91% of Year Complete
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Income & Expenses

Income				
Section 7 Marina Total	61,210	62,310	1,100	101.8%
Total Income	\$61,210	\$62,310	\$1,100	101.8%

Expenses				
Section 7 Marina Total	59,942	46,081	-13,861	76.9%
Total Expenses	\$59,942	\$46,081	-\$13,861	76.9%

Cash Flow Projection

Bank Accounts		
Section 7 Marina		53,072
Total Checking/Savings		\$53,072

Additional Receipts		
Section 7 Marina		-1,100
Total Additional Receipts		-\$1,100

Additional Payments		
Section 7 Marina		-13,861
Sub Total		-\$13,861
Liabilities		0
Total Additional Payments		-\$13,861

Cash		\$38,111
Contingency Fund	(\$58,982 x 15%)	-\$8,991
Available Cash in Bank at 12/31/16		\$29,120

5) Property Manager's Report

Thanks to all that attended the POA Office Christmas Open House, we had good turn out and lots of good food. Hope to see more of you this year. If you are interested in volunteering to help with the community Christmas decorating this year please contact the POA office.

6) Committee Reports

a. Ponds/Fountain - Larry Vaslet

We are ready to start work on the ponds, spillways, and fountains.

b. Neighborhood Watch - Roland Morgan

Continuing to get cost to upgrade entrance gate software for card access system.

In the month of December 10 incidents reported:

- 12/5/16 resident playing extremely loud music in back yard. Neighbors asked resident to turn down music several times.
- 12/5/16 resident reported someone cut their Christmas lights twice.
- 12/5/15 report of white dodge truck doing burnouts.
- 12/5/16 resident reported joggers at night creating a dangerous situation since it is difficult to see them.
- 12/5/16 resident report package stolen from front porch.
- 12/11/16 a resident was assisted with vehicle problems on Point Aquarius Blvd.
- 12/19/16 a vehicle was observed with two doors left open and what appeared to be valuables inside. Contact was made with the residents who secured the vehicle. No signs of criminal activity.
- 12/25/16 received reports of fireworks in area.
- 12/29/16 a black sports car parked on grass in marina.
- 12/29/16 fireworks complaints in area.

c. Facilities, Storage Lot - Ken Kubecka

Hole repaired. Gate will be repaired.

d. Roads - Randy Dobbs

No update.

e. Marina - Jay Thompson

Getting bids on bulkhead repairs tomorrow.

f. Grounds, Beautification & Mowing, Commons, Pools & Recreational Amenities - Patty Geraci

Reported big pool gates unlocked again. Patty secured.

7) Unfinished Business

- a. Ponds - Aqua Tek solution and bid to pump water from the lake and install two fountains \$17,600 plus water cost plus electricity cost.

Motion to approve this bid was made by Ken Kubecka and seconded by Jay Thompson. Motion passed unopposed.

- b. Tennis Courts - Bid from Classic Sports to resurface the tennis courts, stripe two pickleball courts, and powerwash the basketball court and stripe the lines, \$8,530.00

Motion to approve this bid was made by Ken Kubecka and seconded by Patty Geraci. Motion passed unopposed.

- c. ACC Board Vacancy - Replacement

Motion to appoint Kenny Venghaus to the ACC Board to fulfill Randy Dobb's term was made by Roland Morgan and seconded by Al Escher. Motion passed unopposed.

- d. Section One Common Area - Significant developments with the PA MUD District in our joint effort to make improvements to Section One. The PA MUD will look into the drainage issues but not at common area improvements. There is no definite plan at this time. RFB sent to four engineering firms to survey and design. Drainage is a major concern.

8) New Business

- a. Discussion on adding lighting next to the volleyball court and playground area that is next to the community center.

9) Regular Board Meeting adjourned

Motion to adjourn the Regular Board meeting at 7:26 PM was made by Roland Morgan and seconded by Ken Kubecka. Motion passed unopposed.

10) Property owner's comments and questions.

11) Executive Session called to order by Larry Vaslet at 7:45 PM

- a. Legal issues discussed.

Motion to adjourn the Executive Session at 8:46 PM was made by Jay Thompson and seconded by Ken Kubecka. Motion passed unopposed.

12) Regular Board Meeting reconvened.

No property owners present.

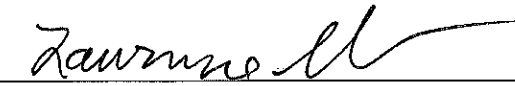
Motion to adjourn the Board Meeting at 8:48 PM was made by Roland Morgan and seconded by Ken Kubecka. Motion passed unopposed.

Submitted by:



Janis Cain, Property Manager on behalf of Ken Kubecka, Secretary

Approved by:



Lawrence Vaslet, President