

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

Thursday, March 10, 2016

Minutes – Approved

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

Board Members Absent: Kenny Venghaus, Treasurer

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 6:34 PM. Quorum established.
- 2) Minutes
Motion to approve the minutes of the February 11, 2016 Board meeting was made by Jimmy Harris and seconded by Lynda Henry. Motion passed unopposed.
- 3) President's Report
There are five vacancies on the Board of Directors and one on the ACC, to be filled in April at the Annual Meeting.
- 4) Treasurer's Report - Larry Vaslet presented the Treasurer's report in Kenny Venghaus' absence.

Treasurer's Report Through February 2016				
Budget Report				
POA ONLY	2016 Budget	2016 Actual	Difference	% Actual to Budget with 16.7 of Year Complete
Income & Expenses				
Income				
POA Total	847,400	676,755	-170,645	79.9%
Total Income	\$847,400	\$676,755	-\$170,645	79.9%
Expenses				
POA	852,998	83,665	-769,333	9.8%
Total Expenses	\$852,998	\$83,665	-\$769,333	9.8%
Cash Flow Projection				
Bank Accounts				
POA				894,199
Other Projects				700
Total Checking/Savings				\$894,899
Additional Receipts				
POA				170,645
Total Additional Receipts				\$170,645

Additional Payments		
POA		
Sub Total		-\$769,333
Liabilities		-53,650
Total Additional Payments		-\$822,983
Cash		
Cash		\$242,561
Contingency Fund	(\$852,998 x 15%)	-\$127,950
Available Cash in Bank at 12/31/16		\$114,611

Treasurer's Report Through February 2016

Budget Report

SEC 5 AMENITIES	2016 Budget	2016 Actual	Difference	% Actual to Budget with 16.7% of Year Complete
Income & Expenses				
Income				
Section 5 Commons	1,360	1,340	-20	98.5%
Section 5 Gate	1,960	2,001	41	102.1%
Section 5 Marina	5,400	3,800	-1,600	70.4%
Total Income	\$8,720	\$7,141	-\$1,579	81.9%
Expenses				
Section 5 Commons	2,100	0	-2,100	0.0%
Section 5 Gate	1,450	69	-1,381	4.8%
Section 5 Marina	5,152	1,424	-3,728	27.6%
Total Expenses	\$8,702	\$1,493	-\$7,209	17.2%

Cash Flow Projection

Bank Accounts	
Section 5 Commons	6,271
Section 5 Gate	7,882
Section 5 Marina	4,632
Total Checking/Savings	\$18,785
Additional Receipts	
Section 5 Commons	20
Section 5 Gate	-41
Section 5 Marina	1,600
Total Additional Receipts	\$1,579
Additional Payments	
Section 5 Commons	-2,100
Section 5 Gate	-1,381
Section 5 Marina	-3,728
Sub Total	-\$7,209
Liabilities	0
Total Additional Payments	-\$7,209
Cash	

Section 5 Commons		4,191
Section 5 Gate		6,460
Section 5 Marina		2,504
Total Cash		\$13,155
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		\$6,242
Section 5 Marina		\$1,731
Available Cash in Bank at 12/31/16		\$11,849

Treasurer's Report Through February 2016

Budget Report

SEC 7 MARINA	2016 Budget	2016 Actual	Difference	% Actual to Budget with 16.7% of Year Complete
Income & Expenses				
Income				
Section 7 Marina Total	61,210	57,159	-4,051	93.4%
Total Income	\$61,210	\$57,159	-\$4,051	93.4%
Expenses				
Section 7 Marina Total	59,942	14,960	-44,982	25.0%
Total Expenses	\$59,942	\$14,960	-\$44,982	25.0%

Cash Flow Projection

Bank Accounts	
Section 7 Marina	78,192
Total Checking/Savings	\$78,192
Additional Receipts	
Section 7 Marina	4,051
Total Additional Receipts	\$4,051
Additional Payments	
Section 7 Marina	-44,982
Sub Total	-\$44,982
Liabilities	0
Total Additional Payments	-\$44,982
Cash	\$37,261
Contingency Fund	(\$58,982 x 15%) -\$8,991
Available Cash in Bank at 12/31/16	\$28,270

5) Property Manager's Report

MAINTENANCE FEES

If you are paying your maintenance fee monthly, your first payment was due January 1, 2016. Monthly payments are due in advance on the first day of every month.

A few things to remember:

- Dirt bikes, four wheelers and motorcycles are not allowed to ride on vacant lots or in any commons areas or around the ponds. *There is a rider's helmet in the POA office that was turned in by a property owner. There have been many complaints about the dirt bikes and four wheelers riding in areas where they should not be riding. I have also had complaints about the riders being very disrespectful when spoken to, using vulgar language & signage towards property owners. If you are the parents of any of these riders please be sure your children know and understand the rules of the subdivision.*
- There is absolutely no parking allowed on your lawn, in vacant lots, or in any commons area.
- There is absolutely no parking on the street in Sections 1, 2, 3, 6, and 10.
- In Sections 5, 7, 8, 9 & 1R parking on the street is allowed but only short term parking (up to 10 hours).
If you do not know what section your property is in please contact the POA office to find out.
- All pets must be on a leash if they are outside and not in a fenced back yard. If your pet defecates on someone's property or in the common area you are to pick it up and dispose of it at your home.
- Spring is here! It's time to tidy up the exterior of your property. Trim your trees & shrubs, remove the pine needles from your roof, pressure wash your home, spruce up you flower beds, etc.
- If you receive a deed violation notice please do not ignore it, call the POA office to let us of when you will take care of the violation.

POA OFFICE

New Hours

Monday	10:00 AM - 5:00 PM
Tuesday	10:00 AM - 5:00 PM
Wednesday	CLOSED ALL DAY
Thursday	10:00 AM - 6:00 PM
Friday	10:00 AM - 5:00 PM
❖ Monday, Tuesday, Thursday	Closed from 12:00 PM - 1:30 PM
❖ Fridays	Closed from 12:00 PM - 2:30 PM

The answering machine is working but it still has issues. You will hear several different announcements before you hear the beep. Please stay on the line and leave a message.

Please email Janis at pointaquarius@consolidated.net for any questions or concerns.

ACC

February: 27 ACC applications submitted and 26 approved.

Deed Violations

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

February:

POA	30 new violation letters mailed. 3 209 letters sent. 17 violations cleared.
ACC	None noted

New Residents

February: Received transfer paperwork on 5 properties.

6) Committee Reports

- a. Roads – Randy Dobbs
UPDATE: Plans are to begin road construction on the outbound lanes of Point Aquarius Blvd entrance March 28, 2016.
- b. Pools – Jimmy Harris
Pool opens April 1, 2016.
- c. Marina – Jay Thompson
Contacting owners of boats that are in bad shape in the marina. New website in the works, should be up and running in a couple of months.
- d. Grounds & Landscaping – Lynda Henry
The ground between Pegasus Dr. and the pool house pad area is graded and water channeled to Lake. The surface area has been sinking, and surface drains are added to move standing water in front of the wrought iron fence.

Sprinkler line installation will start on the inbound (W) perimeter beds of Point Aquarius Blvd this month. We are working around the road construction's demolition and equipment staging. The sprinkler line installation on the outbound (E) will start as soon as the road is complete.

Please let me know if you have a common sense solution to Commons damage caused by ATV, electric/gas golf carts, bikes and vehicles. Working with our budget is a top consideration.

- e. Beautification – Lynda Henry
William Davis works tirelessly keeping our neighborhood beautiful. Please help him by NOT littering! He collects a tremendous amount of trash around the neighborhood, when he could be working on other things. Let Janis know if we need more trash cans placed around the neighborhood (currently playground, Community Center, Pools, Marina and boat launch, Office, tennis courts)..

The front entrance is having a mini facelift. Field stones are restacked, foundation shrubs replaced and bedding plants/mulch added to retain moisture and reduce weed growth.

- f. Mowing – Lynda Henry
Point Aquarius begins weekly mowing service in March. Disc Golf is ready for a second round of surface leveling to stop pooling water. If you see areas in the community needing special attention, let the office know as soon as possible.
- g. Neighborhood Watch and Safety – Diane Gillis
During the meeting, incident reports for January and February were reviewed. In addition, an update regarding GateKey was provided. GateKey will mail residents a password to log into the system and enter your data. In addition, residents have the ability to log in via any Internet medium such as smart phone, tablet or computer. Assistance will be available for residents. Stay tuned for dates and times.
- h. Secretary's Report – Jimmy Harris
Annual Meeting is Saturday, April 30, 2016, 10:00 AM at the Community Center. Nominees are needed for the Board of Directors and the ACC. If you are interested please pick up a packet from Janis tonight or at the POA office.

7) Unfinished Business

- a. None

8) New Business

- a. None

- 9) Regular Board Meeting adjourned
Motion to adjourn the Regular Board meeting at 7:00 PM made by Jimmy Harris and seconded by Dianne Gillis. Motion passed unopposed.
- 10) Property owner's comments and questions.
- 11) Executive Session called to order at 7:30 PM
Motion submitted by Kenny Venghaus asking for Board approval of two resolutions which will allow him to sign for the purchase and sale of a lot in Section 1 (Sec 1, Block 15, Lot 36), seconded by Lynda Henry. Motion passed Unopposed.
- 12) 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 Jimmy Harris, Secretary

Approved by: _____
Lawrence Vaslet, President