

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

*Thursday, September 8, 2016*

**Minutes – Approved**

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

Board Members Absent: Patty Geraci  
Jim Geraci

Meeting was held at Point Aquarius Community Center. Janis Cain 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 July 14, 2016 Board meeting was made by Roland Morgan and seconded by Jay Thompson. Motion passed unopposed.***
- 3) President's Report  
No update.
- 4) Treasurer's Report – Al Escher  
Al Escher gave a detailed report of Point Aquarius POA financial standing.

Treasurer's Report Through July 2016				
Budget Report				
POA ONLY	2016 Budget	2016 Actual	Difference	% Actual to Budget with 58% of Year Complete
<b>Income &amp; Expenses</b>				
<b>Income</b>				
POA Total	847,400	869,422	22,022	102.6%
<b>Total Income</b>	<b>\$847,400</b>	<b>\$869,422</b>	<b>\$22,022</b>	<b>102.6%</b>
<b>Expenses</b>				
POA	852,998	592,164	-260,834	69.4%
<b>Total Expenses</b>	<b>\$852,998</b>	<b>\$592,164</b>	<b>-\$260,834</b>	<b>69.4%</b>
<b>Cash Flow Projection</b>				
<b>Bank Accounts</b>				
POA				572,492
Other Projects				700
<b>Total Checking/Savings</b>				<b>\$573,192</b>
<b>Additional Receipts</b>				
POA				-22,022
<b>Total Additional Receipts</b>				<b>-\$22,022</b>

<b>Additional Payments</b>		
POA		
<b>Sub Total</b>		<b>-\$260,834</b>
Liabilities		-43,800
<b>Total Additional Payments</b>		<b>-\$304,634</b>
<b>Cash</b>		
		<b>\$246,536</b>
<b>Contingency Fund</b>	(\$852,998 x 15%)	<b>-\$127,950</b>
<b>Available Cash in Bank at 12/31/16</b>		<b>\$118,586</b>

<b>Treasurer's Report Through July 2016</b>				
<b>Budget Report</b>				
<b>SEC 5 AMENITIES</b>	<b>2016 Budget</b>	<b>2016 Actual</b>	<b>Difference</b>	<b>% Actual to Budget with 58% of Year Complete</b>
<b>Income &amp; Expenses</b>				
<b>Income</b>				
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	4,000	-1,400	74.1%
<b>Total Income</b>	<b>\$8,720</b>	<b>\$7,420</b>	<b>-\$1,300</b>	<b>85.1%</b>
<b>Expenses</b>				
Section 5 Commons	2,100	1,700	-400	81.0%
Section 5 Gate	1,450	2,505	1,055	172.8%
Section 5 Marina	5,152	1,839	-3,313	35.7%
<b>Total Expenses</b>	<b>\$8,702</b>	<b>\$6,044</b>	<b>-\$2,658</b>	<b>69.5%</b>

<b>Cash Flow Projection</b>	
<b>Bank Accounts</b>	
Section 5 Commons	4,028
Section 5 Gate	2,782
Section 5 Marina	9,883
<b>Total Checking/Savings</b>	<b>\$16,693</b>
<b>Additional Receipts</b>	
Section 5 Commons	
Section 5 Gate	
Section 5 Marina	1,400
<b>Total Additional Receipts</b>	<b>\$1,400</b>
<b>Additional Payments</b>	
Section 5 Commons	-400
Section 5 Gate	1,055
Section 5 Marina	-3,313
<b>Sub Total</b>	<b>-\$2,658</b>
Liabilities	0
<b>Total Additional Payments</b>	<b>-\$2,658</b>

<b>Cash</b>		
Section 5 Commons		3,628
Section 5 Gate		3,837
Section 5 Marina		7,970
<b>Total Cash</b>		<b>\$15,435</b>
<b>Less Contingency Fund</b>		
Section 5 Commons	(\$2,100 x 15%)	-315
Section 5 Gate	(\$1,450 x 15%)	-218
Section 5 Marina	(\$5,152 x 15%)	-773
<b>Total Contingency Fund</b>		<b>-\$1,306</b>
<b>Available Cash</b>		
Section 5 Commons		\$3,313
Section 5 Gate		\$3,619
Section 5 Marina		\$7,197
<b>Available Cash in Bank at 12/31/16</b>		<b>\$14,129</b>

<b>Treasurer's Report Through July 2016</b>				
<b>Budget Report</b>				
<b>SEC 7 MARINA</b>	<b>2016 Budget</b>	<b>2016 Actual</b>	<b>Difference</b>	<b>% Actual to Budget with 58% of Year Complete</b>
<b>Income &amp; Expenses</b>				
<b>Income</b>				
Section 7 Marina Total	61,210	62,007	797	101.3%
<b>Total Income</b>	<b>\$61,210</b>	<b>\$62,007</b>	<b>\$797</b>	<b>101.3%</b>
<b>Expenses</b>				
Section 7 Marina Total	59,942	30,183	-29,759	50.4%
<b>Total Expenses</b>	<b>\$59,942</b>	<b>\$30,183</b>	<b>-\$29,759</b>	<b>50.4%</b>

<b>Cash Flow Projection</b>	
<b>Bank Accounts</b>	
Section 7 Marina	71,495
<b>Total Checking/Savings</b>	<b>\$71,495</b>
<b>Additional Receipts</b>	
Section 7 Marina	-797
<b>Total Additional Receipts</b>	<b>-\$797</b>
<b>Additional Payments</b>	
Section 7 Marina	-29,759
<b>Sub Total</b>	<b>-\$29,759</b>
Liabilities	0
<b>Total Additional Payments</b>	<b>-\$29,759</b>
<b>Cash</b>	<b>\$40,939</b>
<b>Contingency Fund</b>	<b>(\$58,982 x 15%)</b>
<b>Available Cash in Bank at 12/31/16</b>	<b>\$31,948</b>

5) Property Manager's Report

Along with the day to day accounting & assistance, I am organizing & streamlining the way things are tracked for the POA. This will allow us to print reports that will show us the data we want to see without having to spend so much time manipulating the reports to get the data we need. It's an extreme amount of prep work and my goal is to have a lot in place before I begin preparing for the 2017 invoices. I have already started changing the way we track the dry storage spaces and boat slips in Quickbooks and this definitely must be finished before time to invoice for 2017.

I have also discussed with Ralph at Gate Key the benefits of entering the vehicle information into the Gate Key system. If the data is entered into Gate Key then the POA office & the guards can see all the data and track the data on Gate Key instead of paper in notebooks... and if we ever needed to we would be able to print out all vehicles registered, decal #'s given, & gate access cards issued.

Currently we track ACC data manually by writing all data down on paper. If this is on the computer we can easily sort the data in whatever way we need to see it or help us to find data.

All of this takes lots of time but will make things run much more efficiently.

Drive thru's for deed restriction violations are being done one time per month by an outside source. If you notice a deed violation or have a complaint please continue to share those with the POA office and the information will be relayed to this source. I will start giving a detailed report of her findings, etc. next month.

6) Committee Reports

a. Ponds/Fountain - Larry Vaslet & Roland Morgan

Roland getting bids. Currently there is no budget for ponds/fountains.

b. Neighborhood Watch - Roland Morgan

Our patrol has been busy since our kids have been out of school for the summer. The best way to control kids is their parents. In the month of June:

14 – Incidents

1 – Mischief

2 – Deed /Rule Violations

4 – Suspicious Behavior

1 – Noise Calls

3 – Traffic Violations

1 – Assault

1 – Criminal Behaviors

1 – Lost Dog

c. Facilities, Storage Lot - Ken Kubecka

Repairs being made: hole and retaining wall.

d. Roads – Randy Dobbs

Entrance to be repaired.

e. Marina – Jay Thompson

1. New buoys are out in the no wake zone out of the marina and new buoys will be put out at swimming area.

2. Stairs for swim area at boat ramp are installed.

3. Bulkhead repair needed.

4. Working on new website.

f. Grounds, Beautification & Mowing – Patty Geraci

No update.

g. Commons – Patti Geraci

No update.

h. Pools & Recreational Amenities – Patty Geraci

No update.

- 7) Unfinished Business
  - a. None
  
- 8) New Business
  - a. None
  
- 9) Regular Board Meeting adjourned  
***Motion to adjourn the Regular Board meeting at 7:15 PM was made by Roland Morgan and seconded by AI Escher. Motion passed unopposed.***
  
- 10) Property owner's comments and questions.
  
- 11) Executive Session called to order by Larry Vaslet at 7:50 PM
  - a. Discussed legal cases and foreclosures.  
***Motion to adjourn the Executive Session at 9:45 PM was made by AI Escher and seconded by Roland Morgan. Motion passed unopposed.***
  
- 12) Regular Board Meeting reconvened.  
No Board action took place.  
  
***Motion to adjourn the Board Meeting at 9:50 PM was made by AI Escher and seconded by Roland Morgan. Motion passed unopposed.***

Submitted by: \_\_\_\_\_  
Janis Cain, Property Manager on behalf of Ken Kubecka, Secretary

Approved by: \_\_\_\_\_  
Lawrence Vaslet, President