

POINT AQUARIUS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS' MEETING
Thursday, November 14, 2019

Minutes – Approved

Board Members Present: Larry Vaslet, President
Ken Kubecka, Vice President
Clint Wilkinson, Secretary
Mike Wilson, Treasurer
William Puff
Walter Flippo
James Bishop

Board Members Absent: N/A

The monthly Board of Directors Meeting was held at the Point Aquarius Community Center. Tammy Perry, Susan Hamelin, Meghann Barnes, and Steve Durham of Investment Management Company were also present.

1. Executive Session – Recap to Members
 - A. POA Attorney Interviews
 - B. Deed Restrictions / Violations
 - C. Move to open session providing a summary of action taken.
A motion was made by Ken Kubecka to adjourn the Executive session at 6:57 PM and reconvene later after open session; Mike Wilson seconded the motion. The motion passed unopposed.

Reconvened to Open Session

2. Regular open Board Meeting called to order by Board President Larry Vaslet at 7:02 PM. Quorum established.
3. Recap of Executive Session actions by the board.
 - POA Attorney Interviews: ***The Board interviewed three attorneys from three different law firms: The Strong Firm, Daughtry & Farine, and Roberts, Markle, Weinberg, Butler, Hailey. Ken Kubecka made a motion to go with the law firm Daughtry & Farine; Mike Wilson seconded the motion. The motion passed unopposed.***
 - Deed Restrictions / Violations: ***No report.***
4. Minutes
A motion was made by Ken Kubecka to approve the Minutes from the October 2019 Board Meeting; Mike Wilson seconded the motion; The motion passed unopposed.
5. Financials
A motion was made to approve the Financial Report for September 2019 by Mike Wilson; Ken Kubecka seconded the motion. The motion passed unopposed.
6. President's Report
Board President Larry Vaslet reported that the Christmas Dinner with the Board will be on Saturday, December 7th at 6:30 PM; He also discussed the annual assessment letter that was E-blasted, explaining why we need to increase the assessment.

7. Office Report

Violation letters sent out; six new homeowners; were waiting on boat slip owners to turn in insurance renewal and TX Vessel #; Collecting Toys-for-Tots until the December 14th deadline.

8. Committee Reports:

- Ponds– **Larry Vaslet reported Nutura in ponds eating wires; were looking into the matter.**
- Entry Gate/Guardhouse/Security – **No Report**
- Roads – **Ken Kubecka reported AAA Asphalt Company has completed the road repairs; one section left to do. Please report to the POA office for any street repairs.**
- Marina & Pegasus Boat Ramp – **William Puff reported they have eight members on the Marina Committee. They have voted on not increasing the fees this year; William Puff attended the LCA meeting and is asking Point Aquarius members to get involved; The agenda for the SJRA meeting will be sent to all residents via E-blast soon.**
- Beautification/Commons – **No Report**
- Pools & Recreational Amenities – **Walter Flippo reported the pools are closed. Pool RX came out to do leak detection on large pool, all is good- no issues.**
- Dry Storage/ Facilities – **Clint Wilkinson reported on dry storage; we are taking photos of storage spots and having them cleaned up. Dry storage agreement says for Vehicles, Trailers, or R.V. parking-no trash or debris. Report any trash or debris to the POA office.**
- ACC Report – **No Report**

9. New Business

A. Boards discussed and voted on assessment increase.

A motion was made to approve a \$100.00 increase in the annual assessment. The motion did not receive a second. The motion did not pass; Another motion was made by Mike Wilson to increase the annual assessment by \$50.00, to \$1,020.00 annually; The motion was seconded by Ken Kubecka, and William Puff. James Bishop, Clint Wilkinson, and Walter Flippo opposed the motion, creating a tie. As Board President, Larry Vaslet can only vote in the event of a tie. Board President Larry Vaslet voted in favor of the increase. The annual assessment increase passed.

B. Board to discuss Budget items for 2020.

Ken Kubecka made a motion to approve the corrected Budget for 2020. Mike Wilson seconded the motion. The motion passed unopposed.

C. Board to discuss bulkhead Proposals – **The Board tabled this discussion until the December 2019 meeting.**

D.

- E. Board to discuss and vote on corporate resolution.
Steve Durham from Investment Management Company proposed to accept the offer from the Texas Department of Transportation (TXDOT) for \$56,586.00, for the sale of the 0.0344 acres (1,500 sq. ft) of FM 1097. The money is to be used to restore new monument sign and electrical routing; A motion was made by Mike Wilson to accept the money from TXDOT. Ken Kubecka seconded the motion. The motion passed unopposed.
- F. Board to discuss and vote on the request to separate lots. **-The Board decided to table this discussion until the December 2019 meeting.**
- G. Board to discuss and vote on changing Section 5 gates codes annually.
Larry removed from Agenda was a last-minute decision.
- H. Board to discuss and vote on Secretary Position
Clint Wilkinson volunteered to step into the place of Board Secretary. A motion was made by Walter Flippo, and second by Mike Wilson, to accept the appointment of Clint Wilkinson for Board Secretary. The motion passed unopposed.
10. Old Business- **No report**
11. Confirmation of actions taken between Board meetings: **No action taken between Board meetings**
12. Open board Meeting adjourned at 8:58PM
A motion was made to adjourn the Board meeting and go into Executive Session at 8:58 PM by Ken Kubecka, and second by Walter Flippo. The motion passed unopposed.
- A motion to adjourn the Executive Session at 9:24 PM was made by Ken Kubecka and seconded by Mike Wilson. The motion passed unopposed**
13. Recap of Executive Session actions by the board. **No one present.**

Submitted by:


Clint Wilkinson, Secretary

Approved by:


Lawrence Vaslet, President