

POINT AQUARIUS PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS' MEETING
Thursday, October 08, 2020

Minutes – Approved

Board Members Present: Tammy DeVine, President
Mike Wilson, Vice President
Brenda Wendt, Secretary
David Sellers, Treasurer
William Puff (joined online)
Walter Flippo (joined online)
Starling Ishee
Steve Hake
Sarah McDowell

Board Members Absent:

The monthly Board of Directors Meeting was held at the Community Center and online via Microsoft Teams. Meghann Barnes, Susan Hamelin, and Steve Durham of Investment Management Company were also present.

Executive Session

1. Deed Restriction /Violations
2. Combining two lots in Section One
3. Section 5 Resolution/ Charter
4. Gate Key Plus
5. Move to open session providing a summary of action taken

Reconvened to Open Session

1. Regular open Board Meeting called to order by Board President, Tammy DeVine, at 7:00 pm and a quorum was established.
2. Recap of Executive Session actions by the board regarding discussions of Deed Restriction Violations IMC will be mailing out letters of violations(s) and actions to be taken with each.
3. Financials – A motion was made by Sarah McDowell to approve the Financial Report for August 2020, seconded by Brenda Wendt, and passed unopposed.
4. President Report – Tammy Devine recapped the board discussions on the following:
 - a. Susan is receiving emails daily from residents,
 - b. deed restriction violations which IMC will be sending violation letters as well as that she driven around to look at reported violations and compared monthly,
 - c. MUD elections signage allowance of one 12" x 18" sign per candidate on property, no signs will be allowed on the right of way, no solicitation door hangers, and the signs must be removed within 10 days after elections (which applies to all political signs at time of elections), and
 - d. attended the PAWC meeting bingo luncheon which is a great way to meet new neighbors.
5. POA Office report – Susan Hamelin reported we had an issue with busted pipeline which is now repaired. We will have the irrigation running for the new flowers (snap dragons) ordered by Beautification Committee.
6. Standing Committee Reports:

Ponds / Beautifications / Commons

 - a. Tammy DeVine reported the coleus plant giveaway was very successful due to Marie and Carol's dedication. Tammy and Marie picked up 36 flats of snapdragon from Conroe Greenhouse. The Estates requested for the Beautification Committee to supply four flats for their main entrance and plant them.

- b. Ponds are looking great, but we do need to move the pumping station in section 5 to deeper water to have fresh water pumped up to the pond by the PA office.

Entry Gate/Guardhouse/Security

- a. Sarah McDowell reported that we will be upgrading the Gate Key to Gate Key PLUS by the end of December. Current cards used at the entrance will continue working. New Gate Guard is friendly and doing well.

Roads

- a. Steve Hake recapped that he went out and looked at the worst streets, marked and measured them in order to receive 4 comparable bids with 1200 square feet of cement and 3,000 square feet of asphalt repaired at this time. Bids came in under budget with the total cost and have room for more repairs.

Marina

- a. David Sellers and William Puff reported that we have bids for repairing the electrical panels and GFI plugs at the A & C dock. The gate for C dock with the issue of easy access was repaired. Application to the marina insurance policy is being reviewed.

Pools / Recreation Areas

- a. Walter Flippo reported the large pool will close at the end of October.
- b. Tennis courts lighting issue was approved for repair, but scheduled time was too long; therefore, we will void this approval and get more bids to have lights replaced sooner.
- c. A motion was made for IMC to get more bids by Steve Hake, seconded by Starling Ishee, and passed unopposed.

Dry Storage

- a. No Report

ACC Report

- a. Steve Hake reported they are re-writing the procedures to define building policy and structure details. He also reported an issue with a new home construction in section 1 with a zero lot line window as an example on why we need to correct our documents to reflect clarity.

Communications

- a. Brenda Wendt and Mike Wilson recapped they continue monitoring the Nextdoor site for issues specific to areas concerning the board and responding by asking individuals to email any concerns or questions to the office, the board will review concerns together, and then respond at our meeting or via email.

7. New Business

Approval of 2019 audit.

- a. A motion was made to approve the Audit for 2019 and submit tax 2019 by Mike Wilson, seconded by Steve Hake, and passed unopposed.

Approval to send letters for deed violations.

- a. A motion was made to send letters of deed violations by Steve Hake, seconded by Brenda Wendt, and passed unopposed.

Review/ Discuss approval of Section 5 Resolution/Charter/Committee

- a. A motion was made to not allow section 5 to charter their Committee was made by Steve Hake, seconded by David Sellers, and passed unopposed.

Yellowstone quoted \$649.50 for labor/planting 36 flats of snapdragon; however, after review of our contract by Tammy DeVine, it was determined that this may be covered with our existing contract. Tammy will be meeting with the manager of Yellowstone to review. Beautification spent \$490.60 on the snapdragon flats.

- a. A motion was made to authorize a pay requested for the planting of flowers if no agreement was made with Yellowstone by Steve Hake, seconded by Sarah McDowell, and passed unopposed.
- b. A motion was made to accept Roy Kessler request for tree planting to pay \$500 was made by Steve Hake, seconded by Sarah McDowell, and passed unopposed.

Approval of relocation bid from Aqua Tek and letter from the homeowner allowing PA POA to attach a pvc-piping to owner's bulkhead.

- a. A motion was made to relocate piping bid \$2,500 from Aqua Tek by Brenda Wendt, seconded by David Sellers, and passed unopposed.

Approval to have the electrical boxes replaced at the Marina.

- a. A motion was made by Brenda Wendt to accept the bid of J.D Welch to change out the electrical panels, seconded by David Sellers, and passed unopposed.

Review/Discuss Section One Combination of two lots.

- a. A motion was made not to object the combining of two lots by Starling Ishee, seconded by Mike Wilson, and passed unopposed.

2021 Assessment Letter Invoice

- a. To be tabled till the next meeting.

Approve the upgrade to Gate Key Plus

- a. A motion was made to approve the upgrade to Gate Key Plus was made by Steve Hake, seconded by David Sellers, and passed unopposed

8. Old Business

- a. Reserve Study began under previous board and new board will meet with them on October 14, 2020 to review their report and recommendations.

9. Confirmation of actions taken between Board meetings.

a. Minutes

- i. A motion was made by Steve Hake to approve the September 2020 Board Meeting Minutes, seconded by Sarah McDowell, and passed unopposed

10. Adjourn the Meeting

a. Open board Meeting adjourned at 8:44 PM


- i. A motion was made to adjourn the Meeting at 8:44pm by Sarah McDowell, seconded by Mike Wilson, and passed unopposed.

Submitted by:



Brenda Wendt, Secretary

Approved by:



Tammy Devine, President