

Point Aquarius Property Owners Association

Board of Directors' Meeting

Thursday, November 12, 2020

Board Members Present: Tammy DeVine, President

Mike Wilson, Vice President
Brenda Wendt, Secretary (joined online)
David Sellers, Treasurer
William Puff (joined online)
Walter Flippo
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.

1. Executive Session

- Deed Restriction /Violations
- Review motions/approvals via emails
- Letter from Attorney / Point Aquarius Blvd.
- Move to open session providing a summary of action taken

Reconvened to Open Session

2. Regular open Board Meeting called to order by Board Tammy DeVine at 7:06 pm and a quorum was established.

3. Tammy DeVine recapped Executive Session actions by the board regarding discussions of Deed Restriction Violations 5 letters will be mailed out.

4. Tammy DeVine recapped actions taken between Board meetings.

- Motion made by Steve Hake to accept the bid for the road repairs from Pavecon, seconded by William Puff, and passed unopposed.
- Motion was made by Steve Hake for a homeowner building without an ACC approval to send to the attorney (this is pending 30 day waiting on a response), seconded by Sarah McDowell, and passed unopposed.
- In order to post minutes as soon as possible after monthly meetings, a motion October 2020 Minutes to approve them was made by Sarah McDowell, seconded by Starling Ishee, and passed unopposed.
- Motion was made by Walter Flippo to accept the bid from McCaffety Electric \$750.00 to replace 3 burned out lights at the tennis courts as well as change ballast if needed at an additional \$150.00, seconded by Starling Ishee, and passed unopposed.
- The board voted to have an arborist treat the trees in common areas that had issues with fungus or insects and needed to be treated. All board members voted yes to proceed taking care of the trees.
- We received another letter from the Attorney for the commercial property off FM1097 asking for access to the Point Aquarius Blvd for future development and the board voted to not allow the access being requested.

5. Financials

- David Sellers recapped the financial report. Motion was made by Sarah McDowell to approve the Financial Report for September 2020, seconded by Steve Hake, and passed unopposed.

6. President Report - Tammy DeVine, Board President

- Residents you will receive a letter on improvements done to our subdivision attached to the Annual Assessment for 2021.
- Christmas lights have been installed in the front area entrance and POA office.
- We would like to honor Sgt Sean Rios with blue lights throughout the neighborhood. We are asking all residents to illuminate your homes and help out the Rios family with donations.

7. POA Office report

- Susan Hamelin reported on emails received from homeowners who are willing to help in any way the Rios family, collecting money, gift cards, and donations. We thank you all for the support you are giving them.

8. Standing Committee Reports

- Ponds, Beautifications, Commons, and Flags
 - Tammy DeVine Beautification team have completed the front entrance looking very good.
 - Ponds are up and running; moving the pump from one area turned out to be a success.
- Entry Gate/Guardhouse/Security
 - Sarah McDowell reported we will be looking into poles for the gate arm and a new vendor for our computer.
- Roads
 - Steve Hake Pavecon has completed the asphalt job in section 1 and great work was done. Will proceed with the concrete streets in the upcoming week and will keep residents posted.
- Marina
 - William Puff reported a resident called in about a boat parked behind A docks preventing him from backing out without hitting the boat. The SJRA would need to be contacted. Both the electrical panels and GFI plugs at the A & C docks have been repaired.
- Pools, Recreational Areas, and Dry Storage
 - Walter Flippo reported the pool is closed as of October 28th due to cold weather. Tennis court light repairs have been scheduled next week by McCaffety Electric Co.
 - Walter Flippo reported that milling from the street repairs was used in the dry storage area to improve the path.
 - Steve Hake reported concerns with a contract that was established with
 - Safe-T-Light. Motion was made to send out a letter to Safe-T-Lights requesting to see the contract within 30 days by Walter Flippo, seconded by Steve Hake, and passed unopposed.
- ACC Report
 - Steve Hake reported a violation letter # 20637 was sent out, hopefully they will respond within the 30 days.
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- Communications
 - Brenda Wendt responded to emails from a resident on pools and monitors. Our pools are closed. Communication on NextDoor to residents who have had an incident was posted encouraging them to complete an incident report and send it to the office. Communication went out yesterday to having all residents put blue lights out in honor of Sgt Sean Rios and support for his family.

9. New Business

- Review of 2021 assessment. Been approved no increase, will be mailing out to the residents with explanations.
- Review and Motion for the approval of the 2021 Budget - A motion was made to approve the 2021 Budget by Sarah McDowell, seconded by Steve Hake, and passed unopposed
- Discuss of Section 5 Committee - Discussed the Section 5 can remain a committee but not as a Charter; we did not disband the committee in a prior meeting.
- A motion was made to turn over several violations to the attorney by Steve Hake, seconded by David Sellers, and passed unopposed.
- A motion was made to enforce the attorney fees on deed violations by Steve Hake, seconded by David Sellers, and passed unopposed.
- Steve Hake requested that we look into the company Uretek for repairs done in the Section 5 spillway in 2018 to be reviewed.

10. Old Business

11. Adjourn the Meeting

- A motion was made to adjourn the Meeting at 7:51PM by Sarah McDowell, seconded by Mike Wilson, and passed unopposed. Open board Meeting adjourned at 7:51 PM

Submitted by:



Brenda Wendt, Secretary

11-30-2020

Approved by:



Tammy Devine, President

11/30/2020