

Point Aquarius Property Owners Association
Board of Directors' Meeting
Minutes - Approved
Thursday, January 14, 2021

Board Members Present:

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

Board Members Absent

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

1. Executive Session

- Deed Restriction /Violations
- Review Attorneys recommendations for Security
- Review the pond service contract
- Review the IT service contract
- 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 7:04 pm and a quorum was established.
3. Tammy DeVine recapped Executive Session actions by the board regarding action taken in the past week also reviewed Deed Restriction Violations, Attorneys' recommendations for security, the contract for the ponds, as well as the IT contract.
4. Tammy DeVine recapped actions taken between Board meetings.
5. Financials
 - David Sellers recapped the financial reported, collected pass dues by IMC, and a loss booked from foreclosures; we are on track with assessments and financials. Motion was made by Brenda Wendt to approve the Financial Report for November 2020, seconded by Sarah McDowell, and passed unopposed.
6. President Report - Tammy DeVine, Board President
 - We had vandalism going on in our neighborhood, Summerchase new homes, toilets at the Marina, trash cans thrown in the small pool, and another thrown in the lake. These are going to be a costly to the POA.
7. POA Office report
 - Susan Hamelin reminded us of annual dues are due the first of the month, or pay in full by January 31 to receive a discount. Dry storage and boat slips are also due, or return unwanted space to the POA office.

8. Standing Committee Reports

- Ponds, Beautifications, Commons, and Flags
 - Tammy DeVine reported Roy Kessler is moving forward on the tree inspections.
 - Flags Kenny Venghaus reported several tree limbs are damaging our flags when we have our flags at half-mast and need to be cut.
 - Reported issues with the front entrance residents not seeing the deflectors so residents will need to take extra precaution driving in.
- Entry Gate/Guardhouse/Security
 - Sarah McDowell asks that all residents to file incidents reports to keep on file, report to the police so they can investigate incidents. We will be getting quotes for upgrading our cameras and update computer programs.
- Roads
 - Steve Hake we have completed last year budget of \$280,000 on major roads and now we are looking into 2021 road repairs.
 - We have asked IMC to send out a letter to the Summerchase builders concerning the street drainage before completion of section two.
- Marina
 - William Puff reported we had a boat taking on water. Our office was able to trace the TX Vessel number down and contacted the homeowner. This is why we ask all residents to keep the office up-to-date on your boat slips.
- Pools, Recreational Areas, and Dry Storage
 - Walter Flippo reported that we received our yearly inspections of the pools from CNR the only major issue at this time would be to change out the sand pumps and lights.
- ACC Report
 - Steve Hake reported we received emails and concerns of neighbor's drainage; this is a civil matter not a Board issue.
 - Residents reporting on neighbors completing project to their home without an ACC approval. We ask that you submit an ACC packet to keep on file for the records.
- Communications
 - Brenda Wendt and Mike Wilson responded we need to coordinate with Kenny Venghaus and Meghann Barnes to update the Point Aquarius website.

9. New Business

- Ponds service contract - Motion was made by Sarah McDowell to table the contract, seconded by Mike Wilson, and passed unopposed.
- IT Service contract - Motion was made by Brenda Wendt to table the contract, seconded by Steve Hake, and passed unopposed
- Replacing common area toilets - Motion was made by Brenda Wendt to table the waiting on pricing, seconded by Steve Hake, and passed unopposed.
- Surveillance camera policy - Motion was made by Steve Hake to not put a camera policy in place as it is already covered in one in place, seconded by David Sellers, and passed unopposed.
- Marina open/close hour's policy - Motion was made by Steve Hake to table it for 90 days, seconded by Sarah McDowell, and passed unopposed.

- Street sweeping services - Steve Hake would like to talk to contractors before any decisions to be made.
- Boy Scouts 776 food collections - Motion was made by Sarah McDowell to approve the 776 to hang door hangers for food collection, seconded by Brenda Wendt, and passed unopposed.
- Motion was made by Mike Wilson to let David Sellers open up two bank accounts one for the Marina Reserve Account and the other for POA Reserve Account, seconded by Steve Hake, and passed unopposed.
- Steve Hake mentioned we need to start the procedure and the timeline for the elections in April

10. Old Business nothing reported

11. Open Forum Residents reported – Patti G. reported ongoing businesses in the neighborhood, jet ski repairs, ATV repairs and Motorcycle repairs, as well as dog grooming business still ongoing. Ruth D. (on the conference call) reported that Summerchase main entrance sign needs to be power washed and she would like to see new flower plants in the entrance. She also asked about an update on the recycling.

We adjourned the meeting.

12. Adjourn the Meeting


- A motion was made to adjourn the Meeting at 8:54 PM by Brenda Wendt, seconded by Sarah McDowell, and passed unopposed.

Open board Meeting adjourned at 8:54 PM

Submitted by: _____


Brenda Wendt, Secretary

Approved by: _____


Tammy Devine, President