

Point Aquarius Property Owners Association
Board of Directors' Meeting
Minutes - Approved
Thursday, February 11, 2021

Board Members Present:

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

Board Members absent - Walter Flippo

The monthly Board of Directors Meeting was held at the Community Center and online via Microsoft Teams. Meghann Barnes (joined online) Tammy Perry (joined online), Susan Hamelin of Investment Management Company was present.

1. Executive Session

- Deed Restriction /Violations
- Attorneys moving forward with a lawsuit on deed violation
- Review the pond service contract
- Review the IT service contract
- Review DOC #2018034057 Filed with the state of Texas, County of Montgomery – Acc Guidelines and Regulation, Display of Flags
- Move to open session providing a summary of action taken

Reconvened to Open Session

Regular open Board Meeting called to order by Board Tammy DeVine at 7:00 pm and a quorum was established.

1. Tammy DeVine recapped Executive Session actions by the board regarding action taken in the past week also reviewed Deed Restriction Violations, Attorneys moving forward with a lawsuit, Review the contract for the ponds as well as the IT contract. Also we are going to have IMC look into the guidelines and regulations on display of flags.
2. Minutes of Board Meeting January 2021. Motion was made by Starling Ishee via E-mail to approve the January 2021 Minutes of Board Meeting was seconded by Mike Wilson, during the Board meeting, and passed unopposed.
3. Financials Report for December 2020, David Sellers recapped the financial report. Motion was made by Brenda Wendt to approve the Financial Report, seconded by Starling Ishee, and passed unopposed.
4. President Report - Tammy DeVine, Board President Reports from residents concerns with civil matters concerns of drainage from one property to the other. Leesha from Beautification committee has covered all plants for upcoming freeze. Board is addressing all issues of vandalism.

5. . Standing Committee Reports

- Ponds, Beautifications, Commons, and Flags
 - Tammy DeVine reported Roy Kessler is moving forward on the tree inspections, and Kenny Venghaus bought more flags
- Entry Gate/Guardhouse/Security
 - Sarah McDowell reported telephones were out at the guard office, we have purchased a cell phone for back-up, and Guards handled the situations really well. No issued to report we ask all residents if there is incidents submit a report, also to file incident reports with the sheriff dept, to have on file.
- Roads
 - Motion was made by Steve Hake we will conduct a running a speed bot test on Point Aquarius Blvd and maybe Capricornus or another location like constellation which will run at \$1000.00 seconded by Sarah McDowell, and passed unopposed.
- Marina
 - William Puff reported we had an inspector from Crown inspection come out and inspected the Marina docks; were hoping that we pass inspections. We had residents calling in with issues of boats parked against the bulkhead and a Barge blocking the right of way to other boats.
- Pools, Recreational Areas, and Dry Storage
 - Mike Wilson reported we received bids for the repairs of pool lights at the small pool and changing out the filters and sand in pumps of both pools.
- ACC Report
 - Steve Hake reported we received emails and concerns of neighbor's drainage; this is a civil matter not a Board issue.
- Communications
 - Brenda Wendt reported on the election process will be going out in March we have 3 open Board of director's position and 1 ACC position.
 - Website updates we need to re-schedule a new date to meet within a week or two due to COVID has not been on our side.

8. New Business

- Doc #2018034057 Filed with the State of Texas, County of Montgomery – Acc Guidelines and Regulations, Display of Flags Motion was made by Brenda Wendt to table and wait until we form a Sub-Committee, seconded by Mike Wilson, and passed unopposed.
- Pools: contractor to caulk pool on Pegasus, remove/replace sand from pumps at both pools, and repair light at the pool on constellation; Motion was made by Mike Wilson to accept the McCaffety Electric bid on changing out the lights at the Constellation pool cost \$1,431.00, and CNR to go ahead with the replacement of Sand filters in the pump at both pools also to replace caulking at the large pool (120 linear feet), total cost \$4,056.00. seconded by Brenda Wendt, and passed unopposed
- Repair the lights at the Marina Peninsula. Motion was made by Sarah McDowell to table until we have McCaffety Electric come out and bid on repairs. Seconded by Brenda Wendt, and passed unopposed.

- Adding Security cameras; Motion was made to table until we have a full scope from Boyd Tech by Brenda Wendt. Seconded by Starling Ishee, and passed unopposed.
- Motion was made by Mike Wilson to remove two bank accounts that were opened up one for the Marina Reserve Account and the other for POA Reserve and move it back to the CIT Account, seconded by Brenda Wendt, and passed unopposed.
- PA Board Election information/ timeline. Brenda Wendt Chairman of Election Committee read the timeline of dates and information on positions available, packets will soon be available at the POA office.

9. Old Business nothing reported

- Pond Service contract, Motion was made by Brenda Wendt to accept the contract for the ponds with Aqua Tek, seconded by Mike Wilson, and passed unopposed.
- IT Service Contract, Motion was made via E-mail by Sarah McDowell to accept the contract from Brandon Boyd for IT Maintenance, seconded by Mike Wilson, and passed unopposed
- Marina toilets and PA Office toilet to be replaced with standard units.
- Summerchase Letter concerning drainage, Steve Hake reported we sent a letter to the developer of Summerchase concerning the drainage issues on streets, they responded we are reviewing the situation with an engineer and will be moving forward into finding a solution.

10. Open Forum Residents reported

Resident reported on a situation on where he has been receiving violation letters for trash on his property, he acknowledge that this is not his trash, and he may know to whom it belongs, also reported his Red trailer with a lock was stolen off his property.


We adjourned the meeting.

11. Adjourn the Meeting

- A motion was made to adjourn the Meeting at 7:51 PM by Brenda Wendt, seconded by Mike Wilson, and passed unopposed.

Open board Meeting adjourned at 7:51 PM

Submitted by: 
 Brenda Wendt, Secretary

Approved by: 
 Tammy Devine, President