

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

Board Members Present:

- Tammy DeVine, President
- Brandi Burke, Vice President
- Brenda Wendt, Secretary
- David Sellers, Treasurer
- Steve Hake
- Sarah McDowell
- Starling Ishee
- Sue Westerfield
- Roland Morgan

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 present.

Executive Session

- Republic Recycling - Barbara Nussa
- Deed Restriction /Violations
- Attorneys moving forward with a lawsuit on deed violation
- Yellowstone bid for trees/shrubs/flowers
- Move to open session providing a summary of action taken

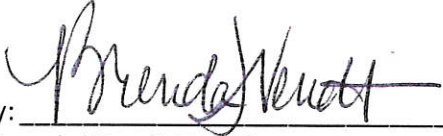
Reconvened to Open Session

- Regular open Board Meeting called to order by Board Tammy DeVine at 7:11 pm and a quorum was established.
- Tammy DeVine recapped Executive Session actions by the board regarding Deed Violations. The Board reviews all deed violations and any correspondence sent from residents. Our maintenance man is doing a great job. Also, thank you Susan for all you do. As for our ponds, we have new meters and we another bid for the sprinkler system for review.
- Secretary Report - Brenda Wendt
 - Minutes of Board Meeting April 2021 - Motion was made by Sarah McDowell to approve the April 2021 Minutes of Board Meeting, seconded by Steve Hake, and passed unopposed.
- Financials Report for April 2021 - David Sellers recapped the financial report.
 - Motion was made by Steve Hake to approve the Financial Report, and second by Roland Morgan, and passed unopposed.
- President Report - Tammy DeVine, first thanked Donald the Maintenance man for staying on top of our subdivision, mulch around playgrounds, pressure washing playgrounds, and painted all parking area. Susan is doing and outstanding job taking care of our residents and the POA office.
- Office Report - we had issues with the aerobic system, which connects to both office and Gate Guard station.

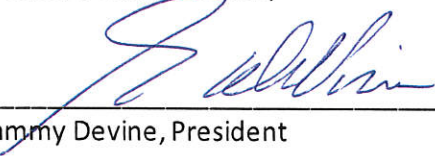
- Standing Committee Reports:
 - **Ponds, Beautifications, Commons, and Flags**
 - Tammy DeVine reported we lost a lot of plants during the freeze. Yellowstone provided a bid but unfortunately the amount was not budgeted for 2021. The ladies are looking for volunteers to help with all the flower bed. The first and third Tuesday of every month at 8:00 am will be our volunteer day and time. Hope to see everyone on May 18th. In June we hope to add a Saturday for those who work M-F Mr. Sprinkler has repaired and up graded all our irrigation system
 - **Ponds-** Every year the meters that read how much water the PA used from the Lake Conroe failed inspection. The amount of water is regulated by SJRA we must have meters. I have ordered two new meters at \$395.00 ea. In the next week or two dyes will be added to the ponds to filter out the sun light which will cut down on algae.
 - **Flags** would like to thank Kenny Venghaus for raising our flags during the holidays.
 - **Entry Gate/Guardhouse/Security**
 - Roland Morgan reported, if you are having an incident that require law-enforcement, call the sheriff dept directly to report your incident, then please fill out an incident report, which can be found on the website or at the POA office or the gate guard.
 - Sarah McDowell reported, we did the migration from Suddenlink to Tachus we are up and running, we are waiting on the new readers for the gate cards.
 - Motion was made to cancel our Suddenlink account immediately by Sarah McDowell, second by David Sellers, and passed unopposed.
 - **Roads**
 - Steve Hake reported Summerchase developer and engineer having issues with work they have done some grinding to the roads.
 - Motion was made by Steve Hake to turn the street issue over to the lawyer to handle, seconded by David Sellers, and passed unopposed.
 - **Marina and Dry Storage**
 - Sue Westerfield reported will be reviewing all the docks and see if they have complied in turning in their Insurance, and maintain their boat in the slips.
 - **Pools, Recreational Areas,**
 - Brandi Burke and Starling Ishee, following up with the small pool repairs, waiting on CNR pool company to come out., The large pool is up and running.
 - Tammy DeVine thanks the 3 members Mike Wilson Bill Puff Walter Flippo for their term served on Board.
 - **ACC Report**
 - Steve Hake Reported calls on drainage issues with residents, Private drainage and erosion issues, as well as ground water issues, are the responsibility of the property owner. Drainage directed from gutters, downspouts or other private systems to neighboring properties is a civil matter between the property owners.
 - **Communications**
 - Brenda Wendt reported, it has been quiet on Nextdoor app.
- New Business
 - Officer nominations/ Board vote
 - Motion was made by Sue Westerfield to keep the positions of directors as appointed and vote on a new VP to be Brandi Burke to replace outgoing director, Mike Wilson, seconded by David Sellers, and passed unopposed.
 - Republic Recycling – Discussion / Board vote
 - Motion was made by Roland Morgan to table the Recycling vote till the next meeting, seconded by Brenda Wendt, and passed unopposed.

- Marquee posts Guidelines: Board review of keeping or removing family announcements/life events.
 - Motion was made by Brenda Wendt to retain existing guideline and updated for the Marquee, seconded by David Sellers, and passed unopposed.
- Operation of Golf Carts and off-highway vehicles state conditions & requirements.
 - Motion was made by David Sellers to table the operation of Golf Carts and create a committee, seconded by Brandi Burke, and passed unopposed.
- Old Business
 - Reserve Study – Tentative Board meeting May 27, 2021 and follow-up with reserve study company on June 1, 2021.
- Open Forum Residents reported
 - We adjourned the meeting.
- Adjourn the Meeting
 - A motion was made to adjourn the Meeting at 8:56 PM by Sarah McDowell, seconded by Roland Morgan, and passed unopposed.
- Open board Meeting adjourned at 8:56 PM

Submitted by: _____


Brenda Wendt, Secretary

Approved by: _____


Tammy Devine, President