

**Point Aquarius Property Owners Association  
Board of Directors' Meeting  
Thursday, October 14, 2021**

Board Members Present:

- Tammy DeVine, President
- Brandi Burke, Vice President
- Brenda Wendt, Secretary (online)
- David Sellers, Treasurer
- Steve Hake
- Sarah McDowell
- Sue Westerfield
- Roland Morgan (Online)

Board Members Not Present:

- Starling Ishee

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

Executive Session

- Meeting with resident
- Deed Restriction / Violations
- Move to open session providing a summary of action taken

Reconvened to Open Session

- Regular open Board Meeting called to order by Tammy DeVine at 7:01 pm and a quorum was established.
- Tammy DeVine recapped Executive Session discussion with resident/vehicle blocking his driveway.
- Deed Restrictions/Violations/Attorney moving forward with a lawsuit on deed violation.
- Secretary Report – Brenda Wendt reported Minutes were approved via email and posted to the website.
  - Minutes of Board Meeting September 2021 - Motion was made via email to approve the September Minutes 2021 by Sue Westerfield, seconded by Sarah McDowell, and passed unopposed.
- Financials Report for September 2021 – David Sellers recapped the financial report.
  - Motion was made by David Sellers to approve the Financial Report, seconded by Steve Hake, and passed unopposed.
- Office Report – If you want recycling, contact the POA Office for information, after October 20<sup>th</sup> call customer service to opt-in. IMC will be moving forward with a new program Vantaca, residents will be sent information.
  
- President Report – Tammy DeVine reported the board reviewed 55 deed violations and all violations are at different stages. Deed Restrictions/Violations/Attorney moving forward with a lawsuit on deed violations. Section 2 Duties (i) Enforce Deed Restrictions Bylaws pg. 10 ARTICLE VII. Powers and duties of the Board of Directors Section 2 Duties (c) (1, 2, 3) assessments, collection of non paid assessment. No owner may waive or otherwise escape liability for the amount of the assessment for any reason including but not limited to non-use of the Commons Areas or abandonment of his/her property. We will have several foreclosures for the board to discuss moving forward. Residents must keep up with your children; we had calls on two golf carts with 3-5 extra young elementary riders racing up and down Taurus. Middle School aged kids damaging the Frisbee Golf Course T-Boxes, goals, and planted tree with a golf cart.


- Standing Committee Reports:
  - **Ponds, Beautifications, Commons, and Flags**
    - **Beautification** - Tammy DeVine reported; thank you to Glen Welsch, Jim Dubose, Bruce Withers, and Marie Morgan for working on the estates landscaping.
    - **Ponds** - Tammy DeVine reported that the ponds after the last rain storms have flushed out all the algae growth.
    - **Flags** - Thank you gentlemen on the flag committee. I love seeing our neighborhood filled with red white and blue, USA Flags.
  - **Communications**
    - Brenda Wendt reported we have posted two notice on Nextdoor app one on recycling and the other on road repair coming up. A corresponding Gate Key email was sent out.
  - **Marina and Dry Storage**
    - Sue Westerfield reported still trying to get with the tow boats on installing the buoys; also we had an issue the lights on the tower at the peninsula shining out to a resident's home and issue was addressed.
    - Boat Slip Use on pg 2 of 8 - II. Improvements, User shall not make any alterations or improvements to the Boat Slip without prior written approval of the Association.
  - **Entry Gate/Guardhouse/Security**
    - Sarah McDowell reported that if something is going on that is legal matter, contact law enforcement; guards and board members are not law enforcement.
    - Long range reader will get installed very soon, if there is an issue with the gate access, contact the office. There will be a new sticker for the long-range reader if you.
    - Residents that have a slip in the Marina have access but if you are a renter update the office with your information to have permission to access the gates.
  - **Pools and Recreational Areas**
    - Brandi Burke reported that everything is good with the pools which will close at the end of October.
    - There was an incident when teens climbing under the fence in the pool area.
  - **Roads**
    - Steve Hake reported that road repairs with Pavecon will begin October 18. We have 16k sq ft of repairs in 3 sections that will commence; the 1<sup>st</sup> section on Antares (there will be driveways blocked but we will contact the homeowners), 2<sup>nd</sup> section is at the corner of Gemini half way back to Point Aquarius Blvd, and the 3<sup>rd</sup> Capricornus to the Point Aquarius Blvd.
  - **ACC Report**
    - Steve Hake reported that we have issues of residents that have applied to install generators, which have not complied with the rules and regulations of being shielded to the street view. We will send out letters to these homeowners to comply within 30 days.
    - There was another project submitted for lights on the house and denied, but we have decided to resubmit based on the attorney opinion, ACC will allow the request.
- New Business
  - Initiate foreclosure action on past due accounts, letters will go out to the residents that are late, and may not be able to use gate cards (will have to enter on guest side of the gate). Motion was made to proceed with collection on all eligible accounts by Steve Hake, seconded by Sarah McDowell, and passed unopposed.
  - Assessment increase and 2022 budget. David Sellers recapped the budget for 2022. Motion was made by David Sellers to approve the 2022 Budget as presented, with an assessment increase of \$90 per property owner per year with a 10% early payment discount if paid by January 31,2022, seconded by Steve Hake, and passed unopposed. Note residents cannot get a discount if you have a balance as of December 31, 2021.

- Old Business
  - Republic Recycling: Residents who would like to have a recycle bin to contact Susan at the office 936-856-4927 before October 20<sup>th</sup>. After this date, if you want recycling, call Republic Customer service 713-726-7300.
- Confirmation of actions taken between the Board Meetings. No action was taken.
- Open Forum Residents reported
  - Resident reported having question for the ACC committee, on what to do, and what is expected.
- Adjourn the Meeting
  - A motion was made to adjourn the Meeting at 8:00 PM by Sarah McDowell, seconded by Sue Westerfield, and passed unopposed.
- Open board Meeting adjourned at 8:00 PM

Submitted by: \_\_\_\_\_

  
Brenda Wendt, Secretary

Approved by: \_\_\_\_\_

  
Tammy Devine, President