

**Point Aquarius Property Owners Association**  
**Board of Directors' Meeting**  
**Thursday, January 13, 2022**

Board Members Present:

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

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.

Executive Session

- Deed Restriction / Violations/ Attorney moving forward with deed violation.
- 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, the Board reviewed all deed violations and will be moving forward with legal action against violations.
- Secretary Report – Brenda Wendt reported Minutes were not approved via email, approving during the meeting and will be posted to the website.
  - Minutes of Board Meeting November 2021 - Motion was made to approve the November Minutes 2021 by Roland Morgan, seconded by Steve Hake, and passed unopposed.
  - The Monthly Board of Directors Meeting was not held in December due to no new business. Motion was made by Sue Westerfield acknowledging no meeting was held, seconded by Sarah McDowell, and passed unopposed.
- Financials Report for December 2021 – David Sellers recapped the financial report and noted waiting on correction to the financial report so no motion will be made this month.
- Office Report – Reminder the Annual assessment dues are due before January 31, 2022 to receive the 10% discount if there were no prior dues owed from 2021. Otherwise, the monthly payments are due immediately. Or contact the office to do a payment plan. Reports on vandalism done in the marina painting on walls and leaving trash in parking lots. Also, all those who do not pay their Dry Storage or Boat slips will be forfeiting their space. Request form a homeowner to install speed bumps on Pegasus Street.
- President Report – Tammy DeVine reported that she was notified of teens and young girls swimming in the pool. Parents, our pools are closed. Four neighbors' garage doors were damaged. Residential garbage being duped in PA trash bins. Rules & Regulations page 2 of 5. Fourth paragraph, Garbage, trash or other refuse shall not be dumped on any lot or common area. Dumping on any common area or lot shall result in a fine set out in the associations scheduled of assessments, fines, fees, deposits and other charges. Unauthorized use of the association's garbage carts shall result in a fine as set out in the association's schedule of assessments, fines, deposits and other charges. The no fishing signs were removed from the ponds on Gemini Rd. but new signs will be installed. Additionally, stop signs were stolen/removed from several locations in PA.
- Standing Committee Reports:
  - **Ponds, Beautifications, Commons, and Flags**

- **Beautification** - Tammy DeVine reported a big thank you to Marie and Eddie as they started refreshing beds of flowers in the front office by the mailbox and the marquee.
    - **Ponds** - Tammy DeVine reported the ponds are looking okay.
  - **Communications**
    - Brenda Wendt reported - No new communication as of November.
  - **Marina and Dry Storage**
    - Sue Westerfield had nothing to report in Dry Storage. Marina - we are in the process of collecting the dues. There will be a letter going out next week to the Marina slip owner's reminding them to turn in their declaration of insurance, once they renew. IF after 30 days of their insurance has ended and the owner does not comply, they will have their gate card access deactivated until they renew their insurance.
  - **Entry Gate/Guardhouse/Security**
    - Sarah McDowell reported, we ask that residents report any vandalism to the POA so that we are aware. Residents should also report private property damage to the Sheriff's Department. The POA will assist law enforcement in any way possible. We appreciate neighbors that take pride in our neighborhood, but ask that you report vandalism to community property and allow the POA to make repairs.
    - Roland Morgan reported we have a STOP sign at the gate please stop and wait for the arm to go up before proceeding. If you have an incident that needs law enforcement, contact the Sheriff's department, they are our law enforcement agency. The board members are not law enforcement.
  - **Pools and Recreational Areas**
    - Brandi Burke reported that our pools are closed for the winter time. We did have an incident of pool access climbing over the gates; we also had a glitch with the programming gate access but it has been taken care of.
  - **Roads**
    - Steve Hake reported this year we have increased our amount to \$350,000 for street repairs. We will focus on asphalt roads this year, looking into extending the life of Lake Vista, and Gemini roads by adding a seal coat and see how that comes out, as well as things to do in section 1. Next year will focus on Point Aquarius Blvd. high traffic areas. We have a lot of repairs needed. We will focus on main roads.
  - **ACC Report**
    - Steve Hake reported nothing new on ACC. Residents can upload ACC applications to the new system on the Investment Management portal. Now would be a good time to look for an outside 3<sup>rd</sup> party to handle the ACC. Keep in mind, in April, we will have annual elections and will need new members.
- **New Business**
  - Workshop board meetings in 2022 fall on a holiday (May, July, and October).
    - Motion was made by Brenda Wendt that we change our workshop meeting that fall on the holidays to the next day (Tuesday) for those months, seconded by Sue Westerfield, and passed unopposed.
  - Generator covering - Amend to grandfather units prior to April 2018. We are asking the Attorney to correct wording on screening the unit.  
Cookies with Santa - Roland Morgan reported we had over 50 kids come to the Community Center, very good turnout. Thank you to Ken Kubecka for supplying the cookies.
- **Old Business**
  - Golf cart drivers and registration handouts available. Requested meeting with Montgomery County. Any law enforcement is allowed to come into our subdivision. Seeking advisement from our attorney on these updates.
- **Confirmation of actions taken between the Board Meetings.**
  - No action was taken.
- **Open Forum Residents reported**
  - Resident reported Deed Restriction on parking on streets; we have an issue with a car parked on Lake Vista Road where there is no lighting and causing a hazard for residents.

- Adjourn the Meeting
  - A motion was made to adjourn the Meeting at 8:21 PM by Sarah McDowell, seconded by Sue Westerfield, and passed unopposed.
- Open board Meeting adjourned at 8:21 PM

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

  
Brenda Wendt, Secretary

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

  
Tammy Devine, President