

POINT AQUARIUS PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
Saturday, April 24, 2021

Minutes – Approved

Board Members Present:

Tammy DeVine, President
Mike Wilson, Vice President
Brenda Wendt, Secretary / Election Committee
David Sellers, Treasurer
Steve Hake
Sarah McDowell
Starling Ishee

Board Members Absent

William Puff
Walter Flippo

Meeting was held at Point Aquarius Community Center. Meghann Barnes, Susan Hamelin and Tammy Perry and Steve Durham of Investment Management Company were present also Chris Daughtry attorney

- 1) Meeting called to order by Tammy DeVine at 10:03 AM. Introductions.
- 2) Quorum established.
- 3) Approval of 2020 Annual Meeting Minutes
Motion to approve the minutes as written July, 2020 Annual meeting was made by Steve Hake and second by David Sellers and passed unopposed.
- 4) President Report: As President, Wish to send out our prayers to the family of an old Board Member Nolan Buckner who passed away. I have had the good fortune to be part of an outstanding board. Vice President Mike Wilson, Secretary Brenda Wendt, Treasure David Sellers, Members Bill Puff, Sonny Flippo, Steve Hake, Starling Ishee and Sarah McDowell have been enormously helpful, and nothing could have been accomplished without their assistance and input. My sincere appreciation and heartfelt Thank you goes out to them.
What has this Board accomplished in seven months you ask?
Well for one, we are still surviving the covid19 virus. Pools are open Swimmers assume responsibility for their own safety and that of their families. We are constantly trying to keep up with the repairs and maintenance of community roads. Our Roads Committee is working with Stylecraft to resolve road issues in Summerchase, we have standing dead tree inspection & treating beetle infested pin trees, pruning, removal of poisonous vines and tree replanting program. Meters were certified with SJRA and reinstalled at two ponds. The financial position of the POA was a primary concern in 2020. A thorough review of the POA's financial status, internal controls, and accounting policies was conducted. The Reserve Funding Status is indicated as strong. Reserve study end of life Assets. AC units replaced at POA Office and Community center. Sprinkler / irrigation system to be replaced, Gatekey, upgrade software to GateKey Plus, Suddenlink replaced with Tachus.
Communication Director is requesting all residents to communicate with the board via email office@pointaquarius.com.
Election Committee, four POA Board candidates and one ACC candidate approved for election. Candidate's bios, ballot / proxy and recycling survey were mailed out. Stay safe; spend time with family & thank you for allowing us to serve you.
- 5) Financial Report presented by David Sellers. Reviewed 2020 financials in details. Further comment was made on year to date actions in 2021. This included the setting aside of specific funds for reserves against future replacements of Association assets. This is the result of the Reserve Study initiated by the previous board. There will be future discussion on the study and how it will be further implemented. He also talked about the collections of dues which stand at \$255,000 where half of these are the result of dues owed for prior years and half are due to residents paying out their 2021 dues over the year. The prior year amounts will be aggressively pursued. He noted that an increase in assessments must be contemplated as no increase occurred in 2020 due to Covid where people were out of work and yet inflation and asset replacements continue."

6) Committee Reports

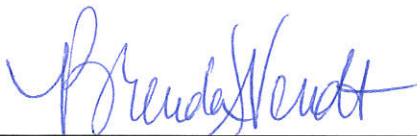
- Beautification Committee Tammy DeVine reported many bushes and plants are needed to be cut down; we need volunteers to help out, anyone whom can spare an hour or two would be greatly appreciated, please, send us your contact info to the office.
- Security-. Our infrastructure is very outdated. We hired Brandon Boyd to update and improve the technology throughout the neighborhood. Here's what we have accomplished so far Tachus has installed at all four locations and we have installed our new routers at two of those locations. We are hoping to finish migration of all four locations this week. That would bring gigabit internet to all locations, better security, new wireless, and provide a solid backbone using site to site VPN encrypted tunnels for all cameras and access control. The access control quote has been delivered to the board and approved. Now we are researching the metal working quotes to rebuild the gates at the pools and marinas. Once the board approves the metal working quote we can start installing the access control system.
- Roads- Steve Hake reported, This year we went in a different direction in roads, we went out and got 6 different companies to bid on the road repairs, we establish that it is better to do larger section of roads in concrete for the street life span 15 to 18 years Asphalt only has a 7 to 12 years span will be staying with Pavecon company they did an excellent job, we are looking into starting up again in September or October plans to spend another 250k this.
- Marina – No report
- Pools/Dry Storage- Mike Wilson reported as of April 1st the pools are open, no waivers needed, and back to swim at your own risk. Dry storage .Mike Wilson reported had no issues to report.
- ACC Steve Hake reported like to thank my members Ryan Burke and Earl Westerfield for doing a great job being on the ACC committee, it's amazing how much work and time into review deed restrictions and analyzing the drawings of ongoing projects.
- Communication Tammy DeVine reported with Brenda Wendt we are reporting to residents on next door where it is cost free, we are working on finding a solution and options on sending out communication, With GateKey Plus there is a cost for each message sent out, so we ask all residents to send their concerns or questions to the office, this will keep a paper trail of all information. The Board members will review an discuss.

7) Election Results announced by E-blast. Final count of ballots is as follow.

- Board: 3yr terms: Brandi Burke, Sue Westerfield, Roland Morgan
- ACC: 3yr term: Steve Hake

Motion to adjourn the meeting at 10:55 AM was made by Steve Hake and seconded by Mike Wilson and passed unopposed.

Submitted by:



Brenda Wendt, Secretary

Approved by:



Tammy DeVine, President