

Point Aquarius Property Owners Association
Board of Directors' Meeting
Thursday November 10, 2022

Board Members Present:

- Tammy DeVine, President
- Brenda Wendt, Secretary
- Brandi Burke, Vice President
- Roland Morgan
- Sarah McDowell (via-online)
- Sue Westerfield

Board Members Absent:

- Starling Ishee
- David Sellers, Treasurer

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

Executive Session

- Deed Restriction/Violations/Attorney
- Budget 2023
- Spillway Engineer
- Summerchase Phase 11 completed
- Move to open session providing a summary of action taken

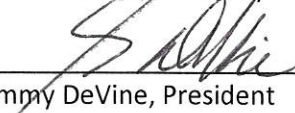
Reconvened to Open Session

Regular open Board Meeting called to order by Tammy DeVine at 7:04 pm and a quorum was established.

- Tammy DeVine recapped the Executive Session, actions by the board, discussion of attorney moving forward on deed violations, Engineer's synopsis report of spillway and the 2023 Budget.
- Secretary Report – Brenda Wendt, reported the Board Meeting Minutes for October was approved via email.
 - **Motion was made via email, to approve the October 2022 Minutes by Sarah McDowell, second by Sue Westerfield, and passed unopposed.**
- Financials Report for October 2022 – Tammy DeVine recapped the financial report.
 - **Motion was made by Brenda Wendt to accept the October 2022 Financial Report, seconded by Sue Westerfield, and passed unopposed.**
- Office Report – Reminder for residents to update contact information, will be sending out the Annual Statement next month, Also the maintenance Man Jay has been collecting and hauling off lot of tree limbs, these belong to properties of residents, our maintenance man is not here to pick up your debris, we have heavy trash day for residents, please cut the limbs in 4ft long bundles and tied up for pickup. The Toys for Tots box is in the office, collecting new toys.
- President Report – Tammy DeVine report: I think we are all questioning “where did time go”? Christmas is in six weeks or to make it sound longer 45 days. Hope everyone will show up Saturday, Nov 12th for the PA Ladies Chili Cook off Fundraiser. PA Community Center, 10:00 am to 4:00 pm. County commissioner Robert Walker spoke at the PA Ladies luncheon and I was told they would start clearing our side of FM 1097 in the coming weeks.
- Standing Committee Reports:
 - **Ponds, Beautifications, Commons, and Flags**
 - Tammy DeVine reported BrightView is still working on cleaning up the PA Boulevard. We are working with an engineer to correct/fix the leaking pipe that runs under the spillway. Veterans Day is tomorrow, Friday, Nov. 11th, Thank you Flag Committee and Thank you Willis HS Band for the flags in neighbor's yards.

- **Communications**
 - Brenda Wendt updated information online, for the Halloween contest.
- **Marina**
 - Sue Westerfield reported will be meeting with the Marina committee to review and discuss the covered boat slip rooftop. We have a bid for fixing the covered slip roof but need to review.
- **Dry storage**
 - No updates to report.
- **Entry Gate/Guardhouse**
 - Roland Morgan reported that we had a couple of incidents with the gate arm coming down on vehicles, people not coming to a complete stop. Again, I stress, come to a complete stop before proceeding. Gate Guard Russell is still in recovery, one of our old gate guards has returned, we ask you to be polite and kind with her.
- **Pools and Recreational Areas**
 - Brandi Burke reported pools are officially closed for the winter. We did have a leak at the large pool, it has been repaired. We will have the filters changed out and pumps cleaned during this time.
- **Roads**
 - No Report
- **ACC Report**
 - Kenny Venghaus reported, we approved fences, decks, new home construction, three new pools and a Bulkhead repair also roofing, and for the first time approved a demolition of a house.
- **New Business**
 - 2023 Budget has been approved. Motion was made by Brenda Wendt to approve the 2023 budget Second by Sue Westerfield and passed unopposed.
 - IMC we ask to email the Board the Annual statement for approval before mailing out.
 - Stylecraft completion of Summerchase Phase 11. Tabled until they respond to an attorney letter.
 - The Halloween Costume Contest was a huge success, huge hugs given to Barbara Morgan for taking care of this event.
- **Old Business (approved, not yet completed, tabled)**
 - Review/discuss bid for repair to the Estates brick wall. Table to get more bids.
 - Bulkhead by big pool, (Tabled until 2023), bulkhead of Gemini repairs (Tabled until 2023).
 - Bid for restroom gate entry discussion. (Tabled until 2023)
- **Confirmation of actions taken between the Board Meetings.**
 - Minutes were approved via –email.
- **Open Forum Residents**
 - Mud construction on our properties
 - Deed restriction-problem with neighbor.
 - Summerchase drainage, also flag pole leaning.
 - Sale of property on FM 1097
 - Gate guard should have a generator for back-up, speed bumps needed on Pegasus, Thank you Officer Jordan for passing candies out. Request for gate arm foam barriers.
- **Adjourn the Meeting**
 - **Motion was made to adjourn the Meeting 8:15 PM by Sue Westerfield, seconded by Brenda Wendt, and passed unopposed.**
- **Open Board Meeting adjourned at 8:15 PM**

Submitted by: 
 Brenda Wendt, Secretary

Approved by: 
 Tammy DeVine, President