

**Point Aquarius Property Owners Association  
Board of Directors' Meeting  
Thursday September 8, 2022**

Board Members Present:

- Tammy DeVine, President
- Brandi Burke, Vice President
- David Sellers, Treasurer
- Roland Morgan
- Sarah McDowell
- Sue Westerfield
- Starling Ishee ( via-online)

Board Members Absent: Brenda Wendt

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

Executive Session

- Deed Restriction/Violations
- Realtor inquiry of business access
- Resident special request
- 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, of Executive Session/actions by the board Review/ discussion of attorney moving forward on deed violations. Tammy DeVine made contact with realtor and discussed questions/concerns the board had with client. Realtor has not provided answers as of 09/09/2022. Resident with a special request will be addressed privately.
- Secretary Report – In the absence of Brenda Wendt, Tammy DeVine reported the Board Meeting Minutes for August was approved via email.
- Motion was made via e-mail, to approve the August 2022 Minutes by Brandi Burke and second by Sue Westerfield and passed unopposed.
- Financials Report for August 2022 – David Sellers recapped the financial report.
  - Motion was made by David Sellers to accept the August 2022 Financial Report, seconded by Brandi Burke, and passed unopposed.
- Office Report– No Report
- President Report – Tammy DeVine reported, we are currently reviewing the 2023 Budget. The PA Women's Club is having the first Annual PA Chili cook off Saturday, November 12, 2022 more information will be on the PA Facebook page.
- Standing Committee Reports:
  - **Ponds, Beautifications, Commons, and Flags**
  - Tammy DeVine reported; BrightView mowing I have reached out to everyone that has reported non-mowed green spaces. I spoke with BrightView and I will be out Friday to inspect PA.
  - Flags: Thank you Kenny Venghaus and flag committee.
  - Ponds are muddy because of recent rains.

- **Communications /** No updates between meetings.
- **Marina**
  - Sue Westerfield reported no issues with the Marina
- **Dry storage**
  - Starling Ishee reported gates at the dry storage has been repaired and has been mowed the rest looks good. Resident did report someone damaged their RV and have reported to the office.
- **Entry Gate/Guardhouse/**
  - Sarah McDowell reported we got through the summer with minimal issues; we had MP security patrol throughout the summer. The security committee met with the two SO officers that patrol our neighborhood to develop a plan for the fall and moving forward. They have committed to patrol more hours and during high activity times. They will be more visible.
- **Pools and Recreational Areas**
  - Brandi Burke reported Pools are good no issues, everyone back to school.
- **Roads**
  - Brandi Burke reported we took a month off now we are back working on roads, and filling in pot holes on Libra Ct.
- **ACC Report**
  - Ron Graves reported we have reviewed 17 projects eight roof replacements, three paint jobs and four fence jobs one generator, and a hot tub.
- **New Business**
  - A) 2023 Budget- Directors met at workshop on Sept. 6 to discuss budget. Plan is to have it ready for a vote in October's board meeting.
  - B) Realtor/Client request; No response from the realtor/ Tabled
  - C) Resident request, will be addressed privately
  - D) Halloween Costume Contest Committee, Monday October 31, 2022 at 5:30 pm Community Center, Volunteers needed and candy donations drop off at the office. Give me your name and contact info to join the volunteer Committee.
  - E) Next workshop meeting to be determined by email, since October 31, is the Halloween contest.
- **Old Business (Approved, not yet completed, tabled)**
  - A. Review/discuss bid for repair to the Estates brick wall. Currently only two bids received need another bid from a masonry contractor to be tabled
  - B. Review discuss SJRA Raw Water contract. Action contract signed
  - C. Bulkhead by big pool, spillway and Bulkhead off Gemini repairs, currently obtaining bids from companies. Discussion / action Discuss/approve date to start.  
David made a motion to spend \$900.00 to investigate the spillway repair required and second by Sue Westerfield and passed unopposed.
  - D. Bid for restroom gate entry Discussion /action tabled.
- **Confirmation of actions taken between the Board Meetings.**

- Open Forum Residents reported, Question on when will the pool close/ by the end of October. Another question on the gate closure for the pools this is tabled ongoing discussion. Question about the Lift station on Marina. MUD committee installed a chain link fence, not to appealing can something be done?
- Adjourn the Meeting
  - A motion was made to adjourn the Meeting 7:32 PM by Brandi Burke, seconded by Sarah McDowell, and passed unopposed.
    - Open board Meeting adjourned at 7:32 PM

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

  
Brenda Wendt, Secretary

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

  
Tammy DeVine, President