

**Point Aquarius Property Owners Association**  
**Board of Directors' Meeting**  
**Thursday February 9, 2023**

Board Members Present:

- Tammy DeVine, President
- Brenda Wendt, Secretary (Via-Online)
- Brandi Burke, Vice President
- Sue Westerfield
- David Sellers, Treasurer
- Sarah McDowell

Board Members Absent:

- Roland Morgan
- Starling Ishee

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/Attorney
- Move to open session providing a summary of action taken

Reconvened to Open Session

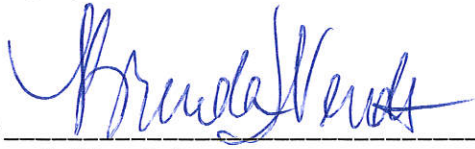
Regular open Board Meeting called to order by Tammy DeVine at 7:05 pm and a quorum was established.

- Tammy DeVine recapped the Executive Session, Board reviewed deed violations moving on with the attorney.
- Secretary Report – Brenda Wendt, reported the Board Meeting Minutes for January.
  - Motion was made to approve the January 2023 Minutes by Brenda Wendt, seconded by David Sellers, and passed unopposed.
- Financials Report for January 2023 – David Sellers recapped the financial report.
  - Motion was made to accept the January 2023 Financial Report by David Sellers, seconded by Brandi Burke, and passed unopposed.
- Office Report – Late notices were sent out on February 1st. Everyone who paid on December 30th and 31<sup>st</sup> checks were still in my office, they were posted to your accounts on February 3<sup>rd</sup>. All accounts have been cleared and late notice was removed.
- President Report – Tammy DeVine report, Please be patient with the MUD workers, PA's water lines are 30 yrs old. The Annual Board meeting and the election is right around the corner and we need residents to volunteer to serve on the POA Board.
- Standing Committee Reports:
  - **Ponds, Beautifications, Commons, and Flags**  
Tammy DeVine reported Farmer's Almanac is warning of one more freeze plus Punxsutawney, Phil saw his shadow, and six more weeks of winter!!! Cold freezing temperatures are still causing pipes to burst.
  - **Communications**
    - Brenda Wendt reported March will be mailing out the candidate packets, March 9, open positions for nominations, March 24 deadline for applications to be turned in results to be posted on the website, April 13 meet the candidate's in conjunction with the Board Meeting night. April 26, 5 pm Deadline for receipt of Absentee Ballots.
  - **Marina**
    - Sue Westerfield reported nothing new we did approve a boat lift going in B docks.
  - **Dry storage**
    - Tammy DeVine reported Time to clean out the Dry storage area; March 11th, 2023, is spring Montgomery County Heavy Trash Event, 7 am-4 pm. Three locations see the flyer in the office.
  - **Entry Gate/Guardhouse**
    - Sarah McDowell reported about once a month we have a reoccurring report of cars getting hit by the gate arm coming down, the conclusion is to allow 3 seconds for the arm to come down and allow the relay to reset; I am going to cover the green smiley with tape to make sure you watch the arm instead of


looking for the green smiley. Again we repeat STOP, allow enough space between vehicles to advance watch for the gate arm.

- **Pools and Recreational Areas**
  - Brandi Burke Reported pools open on April 1<sup>st</sup>, replacing new pump, sand, and filters.
  - Brandi Burke Reported on adding sand to the Volleyball court and kiddy mulch to the park.
- **Roads**
  - No report
- **ACC Report**
  - Kenny Venghaus reported we approved 11 projects, two docks, a sidewalk and three driveway additions, Bulkhead, a fence, a garage door, and two roofs.
- **New Business**
  - A. IMC Contract/discussion/signature.  
Motion was made to accept the IMC Contract by David Sellers and seconded by Brenda Wendt and passed unopposed.
  - B. Treasure / David Sellers / Capital repairs 75k
    - a. Vehicle Maintenance
    - b. Gate enclosure for large pool restrooms
    - c. Street light poles and lighting replacement
    - d. Lower pond overflow drainpipe repair
    - e. Constellation green space lot back up to Blueberry hill fencing. (Tabled)Motion was made to release 75k for capital repairs by David Sellers and seconded by Sue Westerfield and passed, 1 item opposed by Sarah McDowell, item B.
  - C. Electronic Marquee Sign (Tabled)
  - D. Boat Lift  
Motion was made by Sue Westerfield to add a deposit for boat lift install in the Marina of \$1500, seconded by Sarah McDowell, and passed unopposed. Boat Slip Rules & Regulations II Improvements to be amended.
- Old Business (approved, not yet completed, tabled)
  - Stylecraft / Summerchase conveyance (tabled)
- Confirmation of actions taken between the Board Meetings. NONE
- Open Forum Residents
  - Water Company destroying our properties.
  - More trash on streets than usual
  - 2" trench outside the property
  - Open gates for treasure hunt
  - Banning loud blowers too early in the morning
  - Tennis courts should be cleaned
  - Beer bottle glass
- Adjourn the Meeting
  - Motion was made to adjourn the Meeting 8:24 PM by Brandi Burke, seconded by Sarah McDowell and passed unopposed.
- Open Board Meeting adjourned at 8:24 PM

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

  
Brenda Wendt, Secretary

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

  
Tammy DeVine, President