

**Point Aquarius Property Owners Association  
Board of Directors' Meeting  
Thursday August 10, 2023**

**Board Members Present:**

- Tammy DeVine, President
- Brandi Burke, Vice President
- David Sellers, Treasurer
- Roland Morgan
- Rick George
- Robert Stratton
- James Bishop

**Board Members attending virtually:**

- Brenda Wendt, Secretary
- Sarah McDowell

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/Collections - Ask MUD for meeting with Board next Tuesday, August 15.
- 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 7:08 pm and a quorum was established.

- Tammy DeVine recapped the Executive Session, actions by the board, Meeting with officer concerns with criminal trespassing and solicitation in the neighborhood.
- Secretary Report – Brenda Wendt reported minutes were approved via email and will be posted immediately to our website.
  - Via email, motion made by Sarah McDowell to approve July minutes and seconded by Robert Stratton, and passed unopposed.
- Financial Report for July 2023 – David Sellers recapped the financial report.
  - Motion made by David to accept the July 2023 Financial Report, seconded by Rick George, and passed unopposed.
- Office Report – No Report

**Standing Committee Reports:**

- **Ponds, Commons and Flags**
  - Tammy DeVine reported residents need to remove their own dead tree limbs and stop piling them in our green spaces. We do not have a free brush clean up service. Our contract with BrightView is a basic mowing and quarterly shrub trims anything under 10-feet. A special crew that shapes/trims/cleans shrubs will be coming in to handle the entry, which is two weeks out. They do not pick up dead tree limbs. The main pump at the marina that fills the small pond on Gemini burnt up, a replacement was ordered will arrive by Monday.
- **Communications**
  - Brenda Wendt; social media is not a forum for the Board to communicate, we do not respond to any communications on social media. Not all communication on social media is not true. Any concerns or questions should be emailed the office, and Susan will forward to the Board.

- **Marina**
  - Rick reported the B-Dock had been sinking. At first, we thought it was the bladders, but one reported it is the side post with the roof cover that is the issue. We are working on this matter. We are sorry for the delay. The decking of the docks is at its end of life; this is over 100k budget we are looking into replacing section by section.
- **Dry storage**
  - James Bishop reported, cleanup is needed; we have a 20yd dumpster at the Maintenance barn, if you have things that need to be removed let us know we will help remove it. Call the office leaving your phone number; then we will contact you to schedule a cleanup.
- **Entry Gate/Guardhouse**
  - Roland Morgan reported following up with the officer said about solicitation, you as a resident let the vendor know no solicitation is allowed. We have a big Stop sign at the entrance, stop wait to enter, we have not had any incident reported this past month. Kids are back at school.
- **Pools and Recreational Areas**
  - Robert Stratton reported we are going out for bids for a pool company, we intend to keep 1 pool always open, while the other is being cleaned. We bought a new skimmer net for anyone to use to remove debris, also a life preserver in case of emergency. We bought new basketball nets to be installed. We have been getting bids to re-surface the pools and decking area, for the New Year budget.
- **Roads**
  - Brandi Burke reported finally finished cement curbs on Orion CT, we are now ready for asphalt. The water erosion across Constellation was patched with cement to encourage longevity, this area has been patched before. We sealed all of last year's asphalt with a sealer to extend the life of the pavement by approximately 90,000 square feet. In total. We will begin asphalt on Orion Ct and Lake Vista soon. We do not have dates from the contractor yet. There are some areas in the neighborhood that have been repaired multiple times, so we have Terracon to provide us with a price to take samples to provide us with a solid direction on what sub-base stabilization to use. We coordinated with the MUD to repair the speed bump at Constellation and the Blvd. We coordinated with the MUD to repair the inlet on Lake Vista. Jay is continuing to paint the speed bumps throughout the neighborhood.
- **ACC Report**
  - Larry Vaslet reported that there were 19 applications. 1 gate, a gutter, 4 generators, 5 roof replacements, 3 fences, 2 sheds, a carport addition, and a cover porch.

#### New Business

- **Boat Dock Bids**
  - We contacted 5-6 vendors, 4 showed up, between pricing and time to come out, there are 2 vendors involved with this proposal: Butch's Bulkheads and Lucas Cedar. Lucas Cedar's will provide the composite decking materials to be installed by Butch's Bulkheads proposal amount is for \$24,401 and Lucas Cedar's proposal is for \$7,826.26 The combined cost of these proposals \$32,227.26. The marina budget and capital improvements budget will share in covering the cost of these repairs.
  - Motion was made via email by Rick George to approve the 2 bids and seconded by Roland Morgan and passed unopposed.
- **Drainage dirt work**
  - Roland Morgan reported talking with Engineers and TX Dot and working on a solution.
- **Tower logo**
  - We will be working to match the towers to the front entrance colors and materials for logos.

- POA office/Guard office roof replacement
  - The insurance claim will cover the total cost of both roof repairs; Motion was made by David Sellers to use Lifeline roofing to do the contract, seconded by James Bishop, and passed unopposed.
- Maintenance Shop Replace/ Repair
  - Will be discussed at the Capital Improvements meeting
- Changing dumpster for a 20ft roll-off
  - Dumpster has been changed out to a 20-yard dumpster installed at the Maintenance barn

Old Business (approved, not yet completed, tabled)

- Entrance Sign – Working with an individual to create a cohesive design for the entrance, as well as throughout the neighborhood. Our goal is to create a timeless look that will not be dated within a few years. Once the design is complete and approved, we will go back to vendors to gain bids for the entire project. The goal is to begin the bidding process in August and work in the fall.
- Rick discussed tabling the updating of the welcome sign to digital sign until a solution can be found to address who would own the responsibility of managing the signs message content as well as not increase cost to residents. If the sign was to be changed to digital, we will likely need a volunteer committee to own this task with updating the messages daily and replying to residents.

Confirmation of actions taken between the Board Meetings.

- Approval of Minutes via-email.

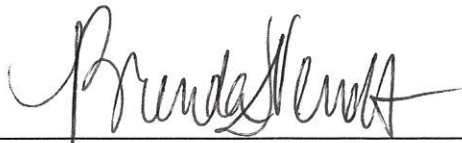
Open Forum Residents

- A resident asking what is up with Entergy, shutting power often
- Suggestions for improvements
- Violation letters sent out for fencing
- Drainage issue/speed bump too high
- Boat Dock updates
- Tree removal and branches
- Assessments how do you decide on the amount and priority projects
- New Board Members, what is your observation working with this board
- Road repairs what is the decision making on which street gets repaired

Adjourn the Meeting

- Motion was made to adjourn the Meeting 8:32 PM by Roland Morgan, seconded by David Sellers, and passed unopposed.
- Open Board Meeting adjourned at 8:32 PM

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



Brenda Wendt, Secretary

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



Tammy DeVine, President