

**Point Aquarius Property Owners Association**  
**Board of Directors' Meeting**  
**Thursday July 13, 2023**

Board Members Present:

- Brandi Burke, Vice President
- David Sellers, Treasurer
- Roland Morgan
- Sarah McDowell
- Rick George
- Robert Stratton

Board Members Attending by call in:

- Brenda Wendt, Secretary
- Tammy DeVine, President
- James Bishop

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

Executive Session

- Deed Restriction/Violations/Collections- Attorney moving forward with violations and collections
- Move to open session providing a summary of action taken

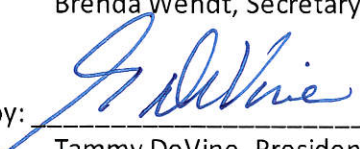
Reconvened to Open Session

Regular open Board Meeting called to order by Brandi Burke at 7:02 pm and a quorum was established.

- Brandi Burke recapped the Executive Session, actions by the board, discussion of attorney moving forward on deed violations, and collections that were turned over for nonpayment.
- Secretary Report – Brenda Wendt made a motion to approve the meeting minutes, David seconded, and the motion passed unopposed.
- Financials Report for June 2023 – David Sellers recapped the financial report.
  - Motion made by David to accept the June 2023 Financial Report, seconded by Rick George, and passed unopposed. David reported that currently 20% under budget that Capital Improvements on the light poles will start within the next month. Other Capital Improvements that have been done are the pool gate, ATV for maintenance was purchased, and pond meters installed.
- Office Report – Reported issues with parking on the street primarily in section 1. We ask that residents not to block the streets in the event of emergency vehicles needing to access the area.
- President Report – Brandi Burke reported on behalf of Tammy DeVine that there has been caution tape put up for safety at the boat ramp, please do not remove it. There was damage to the area by the recent storm and there is a 2<sup>nd</sup> launch area that can be used in the marina to launch from.
- Standing Committee Reports:
  - **Ponds, Beautifications, Commons, and Flags**
    - Tammy DeVine reported that BrightView will be out on Friday to pick up limbs that are down and to do the quarterly trimming at the front of the subdivision.
  - **Communications**
    - No updates between meetings.
  - **Marina**
    - Rick reported that electrical cords and kayaks have been left out in the walking area and reminded all to please not leave items in the walkways. There was storm damage on to the docks. Rick has been working with insurance companies. The GFI was tripped due to water splashing up please check your electric to see if it has been tripped. Still waiting for bids from vendors to be provided as this is not going to be covered by insurance.
  - **Dry storage**
    - No updates to report.

- **Entry Gate/Guardhouse**
  - Sarah McDowell reported continued work on access control at the tennis courts.
  - Roland Morgan reported the guards are working hard to verify when guests come in, sometimes this makes the line back up. Please make sure that you have your guests listed in gate key to speed up the process.
- **Pools and Recreational Areas**
  - Robert Stratton reported that the contract has been signed to clean the pools 2 times per week on Monday and Fridays and all reports have been that they are doing a good job of keeping them clean.
- **Roads**
  - Brandi Burke reported that there are ongoing repairs being made on Orion, Pt Aquarius, Virgo, and Sagittarius and sealing and pot holes are being done throughout the community.
- **ACC Report**
  - Kenny reported that there were 25 applications. 1 garage addition, 1 Bulk head, 1 patio extension, 1 pool, 1 siding, 3 driveways, 4 fences, 5 generators, 7 roofs 4 final inspections. Please make sure you submit an application if you are going to be doing any work on the exterior of the home or the property. 1 member resigned from the committee. This spot will be open until the next election in April.
- **New Business**
  - None at this time.
- **Old Business (approved, not yet completed, tabled)**
  - Still gathering bids on the front entrance sign.
- **Confirmation of actions taken between the Board Meetings.**
  - No Action
- **Open Forum Residents**
  - Residents requesting GateKey to have auto-clearing
  - Will the POA Board assist residents on Orion ct, with Water issues MUD is reviewing claims and need to work with engineer on resolution
  - We still have down trees and bush remaining in the neighborhood from the storm
  - A resident received a notice about water marks on his fence from sprinkler
  - The Board indicated over a year ago that they'd paint speed bumps to help see at night
  - Can we approach the MUD board to change their start time to 7 pm
  - What is the plan to fixing the flooding on Constellation circle
  - Soliciting remove old guests out of gate key
  - Fireworks need to have additional security
- **Adjourn the Meeting**
  - Motion was made to adjourn the Meeting 8:11 PM by Rick George, seconded by Sarah McDowell, and passed unopposed.
- **Open Board Meeting adjourned at 8:11 PM**

Submitted by:   
 Brenda Wendt, Secretary

Approved by:   
 Tammy DeVine, President