

**Point Aquarius Property Owners Association**  
**Board of Directors' Meeting**  
**Thursday, June 8, 2023**

Board Members Present:

- Tammy DeVine, President
- Brandi Burke, Vice President
- Brenda Wendt, Secretary
- David Sellers, Treasurer
- Sarah McDowell
- Roland Morgan
- Rick George
- Robert Stratton

Board Member Absent:

- James Bishop

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, Reviewed Deed Violations, and moved forward. We had two individuals speak with us during the executive session.

- Secretary Report – Brenda Wendt, reported the Board Meeting Minutes for May were approved via email. Motion was made to approve the May 2023 Minutes by Brandi Burke, seconded by Robert Stratton, and passed unopposed.

- Financials Report for May 2023 – David Sellers recapped the financial report.

Motion was made to accept the May 2023 Financial Report by David Sellers, seconded by Brenda Wendt, and passed unopposed.

- Office Report – Collections letters have been mailed out and moving forward with legal; I have reached out to homeowners to set up a payment plan.
- President Report – Tammy DeVine reported, we had a flash flooding, and the authorities reported it was a micro-burst on Monday, many trees were uprooted and damages to several homes. We even had lighting strike a tree today in the common grounds Frisbee golf area.
- Standing Committee Reports:
  - **Ponds, Beautifications, Commons, and Flags**
    - Tammy DeVine reported No report
  - **Communications**
    - Brenda Wendt reported No new news to report this month.
  - **Marina**
    - Rick George reported I have met with two of my marina committee members; we have a few issues on docks, kayak, and wiring crossing the docks, will contact the slip owners to remove. Noticed bumpers missing on the side of the docks and we need to replace the floaters.
  - **Dry storage**
    - No report
  - **Entry Gate/Guardhouse**
    - Sarah McDowell reported working on access control for the Tennis court.
    - Roland Morgan reported we have a new gate guard, Vernon, be nice to him. One of our gate guards has car issues and is unable to come to work.

○ **Pools and Recreational Areas**

- Robert Stratton Reported the large pool is closed trying to get the chemicals balanced. May re-open by the weekend. Looking at new options for the pool area, life preserver, and safety hook. We replaced the floodlights and timer at the small pool. Reminder NO Glass bottles and pets in the pool area.

○ **Roads**

- Brandi Burke reported we met with the MUD we have some storm inlet damage and a storm drainage issue. Working with them to get this resolved. For street repairs, we will be getting with the office to let you know which streets will be starting and will contact those homeowners. We had the maintenance man Jay remove the debris from the speed bump off Constellation and Point Aquarius Blvd.

○ **ACC Report**

- Ron Graves reported we had 36 projects this month we approved all except for one; we are working with them to re-apply. We try to approve the projects within 3 to 10 days, which is pretty good. We are asking all homeowners if you are doing an exterior project to submit an ACC packet, we are catching a lot of ongoing projects without approval.

● **New Business**

- A. Review IT Contract. Motion was made to move this to old business By Sarah McDowell, and second by Rick George, and passed unopposed.
- B. Club Car Maintenance Vehicle sale \$350. Motion was made by Sarah McDowell, to sell the Club cart and second by Brenda Wendt and passed unopposed.
- C. PA Entry Monument, Tammy DeVine reported waiting on one more bid.
- D. Capital Improvements per committee.
  - a. Maintenance Barn, Robert Stratton, we need bids to restore the maintenance barn.
  - b. Communications, Brenda Wendt, our website needs to be updated we need to get a quote.
  - c. Dry Storage, No Report
  - d. Marina, Rick George, working on bids for new floaters and bumpers for the edge of the docks.
  - e. Pools, Robert Stratton, we need to purchase a life preserver and safety hook for each pool.
  - f. Roads, Brandi Burke, the roads budget does not go far.

● **Old Business (approved, not yet completed, tabled)**

- A. Review IT contract. Sarah McDowell: We reviewed the contract for IT. The term of the contract has expired and in an effort to be financially responsible with POA funds we are going to move from paying a monthly fee to pay by the project. We were expecting the transition to be smooth, but encountered several obstacles. Thank you Susan for being available outside of office hours to stabilize neighborhood operations. All systems are running smoothly and we will be looking for a new IT company.
- B. Marquee sign board, waiting on bids

- Confirmation of actions taken between the Board Meetings. Voted on minutes.

- Open Forum Residents

● **Adjourn the Meeting**

- Motion was made to adjourn the Meeting 8:02 PM by Sarah McDowell seconded by Rick George and passed unopposed.

- Open Board Meeting adjourned at 8:02 PM

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

Brenda Wendt, Secretary

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

Tammy DeVine, President