

**Point Aquarius Property Owners Association
Board of Directors Meeting
Thursday, December 14, 2023**

Board Members Present:

- Bradi Burke
- Brenda Wendt
- David Sellers
- Sarah McDowell
- Roland Morgan
- James Bishop

Board Members absent:

- Tammy Devine, Robert Stratton, Rick George

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

1. Executive Session

- I. Deed Restriction/Violations/Attorney

Reconvened to Open Session providing a summary of action taken.

2. The regular open Board Meeting called to order by Brandi at 7:02 pm and a quorum was established.
3. Brandi recapped the Executive Session and reviewed the deed violation turned over to the attorney.
4. Secretary Report – Minutes were approved via email and were posted immediately to our website.
 - Motion made by Roland Morgan to approve the November Minutes, seconded by Rick George and passed unopposed.
5. Financial Report for November 2023 – David Sellers reported we are currently over budget.
 - Motion made by David Sellers to accept the November 2023 Financial Report, seconded by Brenda Wendt, and passed unopposed.
6. Office Report –The assessment for 2024 have been sent out. Reminder that the dues are due by January 31, 2024 to be able to qualify for the 10% discount. You are welcome to drop off payments at the office or online on the owner's portal.
7. Presidents Report – no report
8. Standing Committee Reports:
 - A. **Ponds, Commons, and Flags**
 - No report at this time.
 - B. **Communication**
 - Brenda Wendt stated that social media post for information on next door and official email blast notifications. If there are issues or questions must be addressed through the front office. All updates are done at the monthly meetings and will be on the approved meeting minutes. Cookies with Santa is Sunday December 17, 2023 at 2- 4 p.m. at the clubhouse.
 - C. **Marina**
 - Rick reported that the B dock has damage on one post, the bladder is damaged and working on bids for repairs.
 - D. **Dry storage**
 - Area has been cleaned some and the dues were increased and will be making updates in the 2024 year.
 - E. **Entry Gate/Guardhouse**

- o Roland Morgan reported Chris Brown Day Guard at the Entrance, has returned, and doing well. Holidays are here and it will be a little busier than normal.

F. **Pools and Recreational Amenities**

- o Robert has secured a contract to refurbish the pool by doing the replaster and the decking. Repairs will be done while the pool is closed and will be completed before the pool opens in March.

G. **Roads**

- o All 2023 has been completed. Looking into making list for start of repairs for 2024. To report on road repairs call the office or email to papoaroads@gmail.com.

H. **ACC**

- o Kenny Venghaus reported that we had 3 driveways, 1 wall, 1 window, and 1 paint.

9. **New Business**

- a. Demolition on the front entrance- Brenda reported that the concrete walls will be removed and the ones next to guard shack. The dead shrubs will also be removed. The crepe myrtles will be staying as they are healthy. This will be done in phases. Waiting on utilities to be marked.

10. **Old Business**

- a. Estates wall- Roland met with the contractor of Lonestar that is doing the entrance and will be finalizing the bid.

11. **Confirmation of actions taken between the Board Meetings**

- o Motion made by email to approve the November 2023 minutes, second, all-in-favor motion carried.
- o Motion made by email to approve the award the demolition of the entrance of Lonestar, seconded all in favor, motion carried.
- o Motion made and carried by email to award bid to begin upgrades/repairs to pools. Blue Water Pools, seconded all in favor, motion carried.

12. **Open Forum Residents**

Parking at the boat ramp. - Action has been taken

Dry Storage- how often do they mow the dry storage area? The gate area needs repairs. Will check with Tammy D to check on the landscape company on the mowing.

Libra lot construction with holding water.- Need to schedule meeting with the board directly.

Thanked the road committee roads were great that was done this year!

13. **Adjourn the Meeting**

- Motion was made to adjourn the Meeting at 7:45 PM by Brenda, seconded by Rick, and passed unopposed.
- Open Board Meeting adjourned at 7:45 PM

Submitted by: _____


Brenda Wendt, Secretary

Approved by: _____


Tammy DeVine, President