



**Point Aquarius Property Owners Association
Board of Directors Meeting
Thursday, January 11th, 2024**

Board Members Present:

Tammy DeVine David Sellers Sarah McDowell Roland Morgan
James Bishop Robert Stratton Rick George

Board Members Absent:

Brandi Burke Brenda Wendt

Managing Agents Present:

Tammy Perry, President (IMC)
MJ Gonzales, Point Aquarius Association Manager (IMC)

The monthly meeting of the Board of Directors of Point Aquarius Property Owners Association, a Texas nonprofit corporation (the "Association") was held at the community center located at 12550 Pegasus Dr, Willis, TX, 773128, and online via Microsoft Teams on January 11th, 2024.

1. Executive Session

- i. Deed Restriction/Violations/Attorney

2. Reconvened to Open Session

- o The regular open Board Meeting was called to order by the Board President, Tammy DeVine at 7:03 pm and a quorum was established.

3. Executive Session Summary

- o The Board President provided the summary of the executive session that included the discussion of Tachus construction plans, deed restriction violations, and moving association funds to CDARS.

- 4. Secretary Report** – The minutes of the December 14th, 2023, board meeting was reviewed, and a motion was made by Roland Morgan to approve the December minutes. The motion was seconded and subsequently passed unopposed.

- 5. Financial Report ending in 12/31/2023** – The association's financial report, which also included the sum of the past due and collection status was provided by the Treasurer, David Sellers.

- o A motion was made by David Sellers to accept the December 2023 Financial Report. The motion was seconded and subsequently passed unopposed.
- o A motion was made by David Sellers to open two (2) six-month CDAR accounts for \$250,000.00. The motion was seconded by Sarah McDowell. After discussion, the motion was modified for one (1) CDAR for 6 months and one (1) CDAR for 9 months which David Sellers accepted. The motion subsequently passed unopposed.

- 6. Point Aquarius Office Report** –MJ Gonzales, introduced herself to those in attendance and provided a reminder that assessments are due by January 31, 2024, to be able to qualify for the 10% discount. Tammy Perry of IMC advised the same.

- 7. Presidents Report** – The president's report was given by Tammy De Vine. Tammy advised the residents in attendance that the 2024 Republic Service calendar was available. Residents can find the schedule at the POA office or on the website.



8. Standing Committee Reports

A. Ponds, Commons, and Flags

- Tammy De Vine advised that the pond pump fountain was ordered and summarized the entry demo.

B. Communication

- No report was provided.

C. Marina

- The marina update was provided by Rick Geoge. Rick noted the complaint of the boat at the marina that was reported. MJ of IMC provided an update.
- An update on the trailer at the marina was open for discussion. MJ Gonzales advised that the license plate could not be scanned by law enforcement and recommended seeking legal counsel for the next steps.
- Marina Insurance – David Sellers will look into the insurance umbrella and provide an update to the board.

D. Dry storage

- James Bishop reported on the dry storage area and gave a summary of the expansion project.

E. Entry Gate/Guardhouse

- Roland Morgan reported Chris Brown Day Guard will be out due to illness.

F. Pools and Recreational Amenities

- Robert Stratton reported that the pools are good, and the board selected the tiles for the pools. Robert also urged residents in attendance to report vandalism to the local authorities as the crime is in progress.

G. Roads

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

H. ACC

- Kenny Venghaus reported that we had a total of 9 ARC applications approved for December.

9. New Business

- a. Demolition of PA Entrance – Tammy De Vine provided a brief overview of the demolition.

10. Old Business

- a. Estates wall- Roland Morgan suggested that this line item be removed from the agenda, as he already provided information on the topic.


11. Open Forum Residents

1. Tennis court gate – Resident asked when the lock will be fixed. The board stated they are working on it. Advised to report vandalism to law enforcement.
2. Tennis court debris – Resident requested the landscaper remove debris from the courts. Tammy De Vine states she will place the request.
3. Bird/Geese Control – Resident states the Egyptian Geese are becoming a nuisance, as they are invasive and a health issue. Rick George will investigate power washing the docks.
4. Budgets and Financial – Resident asked if the budgets were posted publicly and requested to see a line item of the financials. Tammy Perry advised that these reports are posted on the website after successfully confirming the reports were uploaded on the resident portal.
5. Marquee – Resident asked if there are any plans for the marquee. The board has requested a bid for replacement, and once they receive an update they will decide on the next steps.

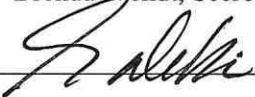


12. Adjournment

With no other business to discuss, a Motion was made to adjourn the meeting at 8:15 PM, which was seconded and subsequently approved. The next board meeting is scheduled to be held on Thursday, February 8th, 2024.

Submitted by: 

Brenda Wendt, Secretary

Approved by: 

Tammy DeVine, President

Minutes of this board meeting was prepared by: MJ Gonzales, Managing Agent