



**Point Aquarius Property Owners Association
Board of Directors Meeting
Thursday, March 14th, 2024**

Board Members Present:

Tammy DeVine *David Sellers* *Roland Morgan*
Robert Stratton *Brandi Burke* *Brenda Wendt*

Board Members Absent:

Rick George *Sarah McDowell* *James Bishop*

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 and online via Microsoft Teams on March 14th, 2024.

1. Executive Session

- Deed Restriction/Violations/Attorney

2. Reconvened to Open Session

- The regular open Board Meeting was called to order by the Board President, Tammy DeVine, at 7:10 pm and a quorum was established.

3. Executive Session Summary

- The Board President provided the summary of the executive session that included the review of a plat replat, and initiation of enforcement actions for violations and collections.

4. Secretary Report – The minutes of the January 11th, 2024 & February 8th, 2024, board meetings were reviewed, and a motion was made by Secretary, Brenda Wendt, to approve the minutes. The motion was seconded and subsequently passed unopposed.

5. Financial Report ending in 02/29/2024 – The association's financial report, which also included the sum of the past due and collection status, and a recap of the recent CD account was provided by the Treasurer, David Sellers.

- A motion was made by David Sellers to accept the February Financial Report. The motion was seconded and subsequently passed unopposed.

6. Point Aquarius Office Report – MJ Gonzales reminded the residents in attendance that the Spring season is arriving. MJ instructed residents that any exterior modifications that they make on their property and home should be approved by the ACC before any work is done.

7. Presidents Report – The president's report was given by Tammy DeVine. Tammy reminded residents that social media platforms are not an effective way to communicate POA matters to the board or management company. Tammy advised residents to send an email or call the PA office and if someone emails all board members, the Communications Director, Brenda Wendt, will respond to all communications.



8. Standing Committee Reports

A. Ponds, Commons, and Flags

- Tammy DeVine advised that the pond pump has arrived and will be installed next week. They will begin pumping water in the upper Gemini Pond.

B. Communication

- Brenda Wendt advised that the communications for the Annual Members Meeting and Solicitation notices were sent to residents via eblast.

C. Marina

- The marina update was provided by Robert Stratton on behalf of Rick George. This communication covered the insurance that requires a test for fire extinguishers, and one more bid for the pole, decking, and bladders.

D. Dry storage

- David Sellers made a motion for the insurance for general liability up to 2 million. The motion was seconded and subsequently passed unopposed.

E. Entry Gate/Guardhouse

- Roland Morgan reported that patrol was increased for Spring Break and reported on one incident where an individual ran into the gate.

F. Pools and Recreational Amenities

- Robert Stratton reported that the small pool is open and is looking at scheduling both pools so that one is open while the other is closed. He is also interested in having mulch for the playgrounds, and sand will be installed at the volleyball court.

G. Roads

- Brandi Burke reported on the roads in Point Aquarius. Brandi said that the committee is evaluating road repairs and requesting bids. They are aware of the Section 1 pothole that the PA office has reported.

H. ACC

- Kenny Venghaus reported that we had a total of 10 ARC applications approved for the month of February.

9. New Business

- a. Election – Brandi Burke announced to those in attendance that the election timeline and solicitation notice were sent on March 13th, 2024. A reminder that the deadline for applicants to submit their interest in serving on the board or ACC is March 26th, 2024.
- b. Towing Contract – Brenda Wendt made a motion to put the towing policy into force, which was seconded and ultimately carried with one abstention.
- c. Easter Egg Hunt – Residents are reminded by Tammy DeVine that donations of candy are still being accepted for the Easter Egg Hunt. Every donation must be modest enough to fit into the eggs. In order to protect young children, Tammy also suggested that everyone exercise caution when it comes to the candy they offer.
- d. Lot Replat Request - David Sellers moved to approve the request for a replat, and after receiving a second and a single abstain, the motion was approved.

10. Old Business

- a. PA Entry/Survey – Tammy DeVine stated that the entry fence is still underway. The Entry Committee met with a General Contractor. Tammy also reminded residents that 3 bids are obtained for every project that is being done.



- b. Estate Wall – Roland Morgan stated that he has a few plans going on and is looking into the budget. He will also wait to see what the entrance fence will look like.
- c. Pool Repairs – Robert Stratton provided a report for those in attendance and stated that the large pool project was challenging. There are a few punch list items left and hope the pool will be open in the next 10 days. Slabs for the chemical tanks will be poured in the next few weeks.
- d. Marquee – The topic of a digital marquee was opened and is expected to be discussed at the next meeting. This will include the discussion for IMC to control the access of the digital marquee. This has not been officially discussed with IMC, yet.
- e. Spillway – Tammy DeVine provided more insight on the spillway operations. In order to evaluate deeper, she will need to get someone with a camera to see how far they need to cut, as the concrete slab at the Marina has erosion.
- f. Marina Tower – Currently, contractors are looking at the towers and the Board is hoping to get bids soon that will include replacing hardiplank.

11. Confirmation of actions taken between the Board Meetings

- o No ratifications were provided.

12. Open Forum Residents


- 1. Financial Documents – Resident asked how they can get a paper copy of financials. David Sellers advised there are no issues of having them available. He will get with MJ Gonzales to have arranged.
- 2. No parking signs - Resident expressed concerns with golf carts parking on the grass. Roland Morgan advised if they see something, say something.
- 3. Election Process – Resident stated that the timeline of the process isn't adequate in their opinion. Tammy DeVine said that the association goes by the timeline provided in the Bylaws. Brenda Wendt also advised that they are looking into updating the process for 2025.
- 4. Front Entrance – Resident asked if there was a timeline on when the project would be completed. David Sellers stated that the board does not have all the costs in yet; however, the goal is to concentrate on the next phase, which is preparation for the fence.

13. Adjournment

With no other business to discuss, a Motion was made to adjourn the meeting at 8:25 PM, which was seconded and subsequently approved. The next board meeting is scheduled to be held on, Thursday, April 11th, 2024.

Submitted by: 

Brenda Wendt, Secretary

Approved by: 

Tammy DeVine, President

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