

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, October 18, 2021  
14602 FM 1097 Gary Greene/Better Homes Office  
Willis, TX 77318**

The meeting was called to order at 7:00pm.

Present - Daniel Woodruff - President  
Present - Fred Perdue - Vice President  
Present - Joyce Hartnett - Secretary  
Present - Mary Allcorn - Treasurer  
Present - Curtis Matthews - Director  
Present - Kenneth Johnson - Director  
Present - Jim Cooksey - Director

ACMG - Jennifer Stanley, Community Manager

Guests (Sign In Sheet)

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**Minutes:** September 20, 2021 BOD Meeting Minutes:

**Motion:** Daniel Woodruff made a motion to accept the September 20, 2021 Board Meeting minutes.  
**Second:** Jim Cooksey seconds the motion.  
**Carried:** Motion carried.

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**Financials:** The Board reviewed the September 2021 Financial Statements \$18,584 in Operating Fund and \$43,169 Reserves, Total \$65,654. Collections for 2021 are at 95.91%

**Motion:** Kenneth Johnson made a motion to accept the September 2021 Financials as presented.  
**Second:** Joyce Hartnett seconds the motion.  
**Carried:** Motion carried.

**2022 Annual Dues:**

**Motion:** Fred Perdue made a motion to set the 2022 Annual Dues at the current rate of \$325.00 per Lot.  
**Second:** Daniel Woodruff seconds the motion.  
**Carried:** Motion carried.

# Clearwater Cove POA, Inc.

**Common Areas:** Curtis Matthews/Fred Perdue

## **Boat Ramp Repairs**

### **Maintenance Items:**

- 1) Decking Replacement – **RFQ to Contractors (Wood/Thru Flow)– SJRA List**
  - a. **HOLD for FALL**

**Beautification Committee:** Curtis Matthews/Fred Perdue

### **Project List:**

- 1) Entrance upgrades
  - a. Lighting – **Hold**
  - b. Pressure Washing/Acid Wash for the Monument Signs
  - c. Repaint Black Letters

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## **Old Business:**

### **Surveillance Cameras:**

**Discussion:** Daniel Woodruff obtaining pricing options for cameras and connectivity.

**Bid:** 4 Locations/Cameras (8), Recorders/Enclosures EST \$13,800 - Installed

### **Website:**

**Discussion:** Need access to [www.clearwatercove.org](http://www.clearwatercove.org) to update.

### **Community Calendar:**

#### **Event Schedule**

**Annual Picnic - 10/9/21 – Turnout Approx.: 30**  
**Movie in the Park - 10/29/21**  
**Halloween**  
**Christmas Hayride/Smores 12/18/21**

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## **New Business:**

**Annual Membership Meeting January 2022:**

**Candidacy Notice (3 BOD Positions), ACC Positions**

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**7:32pm Adjournment of Board Meeting**

**Next Board Meeting: November 15, 2021 at 7:00pm**

**Board Meeting – Gary Greene/Better Homes 14602 FM 1097, Willis TX 77318**

Approved