

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, September 20, 2021  
14602 FM 1097 Gary Greene/Better Homes Office  
Willis, TX 77318**

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

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

ACMG – Jennifer Stanley, Community Manager

Guests (Sign In Sheet)

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**Minutes:** August 16, 2021 BOD Meeting Minutes:

**Motion:** Curtis Matthews made a motion to accept the August 16, 2021 Board Meeting minutes.  
**Second:** Fred Perdue seconds the motion.  
**Carried:** Motion carried.

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**Financials:** The Board reviewed the August 2021 Financial Statements \$23,138 in Operating Fund and \$42,618 Reserves, Total \$65,756. Collections for 2021 are at 95.19%

**Motion:** Fred Perdue made a motion to accept the August 2021 Financials as presented.  
**Second:** Joyce Hartnett seconds the motion.  
**Carried:** Motion carried.

**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**

# Clearwater Cove POA, Inc.

## 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:** The Board reviewed a bid to set up the Association website.

**Motion:** Kenneth Johnson made a motion to accept the bid to set up the required POA website.

**Second:** Joyce Hartnett seconds the motion.

**Carried:** Motion carried.

### Community Calendar:

#### Event Schedule

Annual Picnic - 10/9/21  
Movie in the Park - 10/29/21  
Halloween  
Christmas Hayride/Smores 12/18/21

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### New Business:

#### Community Events

Order “Community Event This Weekend” Signs - Delivered

# Clearwater Cove POA, Inc.

## **Architectural Control Committee:**

**Motion:** Curtis Matthews made a motion to appoint Kevin Allen, Adam Swonke and Matthew Francis to serve on the Architectural Control Committee.

**Second:** Fred Perdue seconds the motion.

**Carried:** Motion carried.

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## **7:45pm Adjournment of Board Meeting**

**Next Board Meeting: October 18, 2021 at 7:00pm**

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

Approved