

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, November 15, 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  
Absent – Jim Cooksey – Director

ACMG – Jennifer Stanley, Community Manager

Guests (Sign In Sheet)

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**Minutes:**      **October 18, 2021 BOD Meeting Minutes:**

**Motion:**      Daniel Woodruff made a motion to accept the October 18, 2021 Board Meeting minutes.  
**Second:**      Joyce Hartnett seconds the motion.  
**Carried:**      Motion carried.

**Discussion:** Jim Cooksey submitted his resignation for the BOD. Add vacant position to Annual Elections.

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**Financials:** The Board reviewed the October 2021 Financial Statements \$8,893.91 in Operating Fund and \$43,721.71 Reserves, Total \$52,615.62. Collections for 2021 are at 96.29%

**Motion:**      Fred Perdue made a motion to accept the October 2021 Financials as presented.  
**Second:**      Kenneth Johnson seconds the motion.  
**Carried:**      Motion carried.

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**Maintenance Report:**

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

**Boat Ramp Repairs:**

- 1) Decking Replacement – **RFQ to Contractors (Wood/Thru Flow)– SJRA List**

# Clearwater Cove POA, Inc.

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:** Bid accepted – New Site [www.clearwatercovepoa.org](http://www.clearwatercovepoa.org) - Building

**Community Calendar:**

**Event Schedule**

**Christmas Hayride/Smores 12/18/21**

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**New Business:**

**Annual Membership Meeting January 2022: Schedule at Montgomery Fire Station – Training Room.**

**Candidacy Notice (4 BOD Positions), 3 ACC Positions**

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**7:32pm Adjournment of Board Meeting into Executive Session: Topics: Owner Presentation/Legal Opinions**

**7:56 Adjournment of Executive Session & Board of Directors Meeting.**

**Next Board Meeting: January 17, 2022 at 7:00pm**

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