

# Clearwater Cove POA, Inc.

**MINUTES  
FROM BOARD OF DIRECTORS MEETING  
Monday, September 19, 2022  
14602 FM 1097 Gary Greene/Better Homes Office  
Willis, TX 77318**

**Executive Session: 6:00pm-7:00pm**

**Annual Consultation with Legal Council:**

Daughtry & Farine Annual Free consultation.

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The meeting was called to order at 7:03pm.

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

ACMG – Jennifer Stanley, Community Manager

Guests (Sign In Sheet)

**Executive Session:** Owner Presentation – Butler ACC Appeal 7:00pm-7:20pm.

Board of Directors Meeting reconvened 7:20pm.

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**Minutes:** August 15, 2022 BOD Meeting Minutes:

**Motion:** Fred Perdue made a motion to accept the August 15, 2022 Board Meeting minutes.

**Second:** Curtis Matthews seconds the motion.

**Carried:** Motion carried.

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**Financials:** The Board reviewed the August 2022 Financial Statements \$14,844 in Operating Fund, \$4,000 ACC Deposits and \$48,691 Reserves, Total \$67,535 Collections for 2022 are at 97.01%

**Motion:** Fred Perdue made a motion to accept the August 2022 Financials as presented.

# Clearwater Cove POA, Inc.

**Second:** Joyce Hartnett seconds the motion.  
**Carried:** Motion carried.

## **Master Policy Insurance Renewal:**

**Discussion:** The Board reviewed the 10/1/2022-2023 master policy comparisons provided by Associations Insurance Agency, Inc.

**Motion:** Fred Perdue made a motion to accept the renewal quotes (Property/GL/D&O/Crime/Umbrella) for a total of \$5,112.00.  
**Second:** Daniel Woodward seconds the motion.  
**Carried:** Motion carried.

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## **Maintenance Report:**

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

### **Maintenance Items:**

- 1) Boat Ramp -Decking Replacement/Walkway Wood Repairs– RFQ to Contractors
  - a. Lake Conroe Marine Construction – Bid Received
  - b. JD Poole – Decline Bid
  - c. Decks on the Lake – No Response/Inquiry
  - d. Schedule Spec Meeting: Kenneth Johnson/Fred Perdue

**Motion:** Fred Perdue made a motion to accept the Boat Dock repair bid from Lake Conroe Marine Construction, LLC for \$5,850.  
**Second:** Mary Allcorn seconds the motion.  
**Carried:** Motion carried.

- 2) Mail Box Concrete Pad Repair
  - a. Discussion: Repair bid for concrete mailbox pads at Teel Entrance \$2,100 – would need to coordinate with Post Office.

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

### **Project List:**

- 1) Entrance upgrades
  - a. Lighting – Hold
  - b. Pressure Washing/Acid Wash/Paint Letters for the Monument Signs
    - i. 1Bid Received \$2,000 – Board will complete with Volunteers.
  - c. Repaint Black Letters/Monuments Brick – RFQ for Bid

# Clearwater Cove POA, Inc.

## Old Business:

Website: [www.clearwatercovepoa.org](http://www.clearwatercovepoa.org)

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## New Business:

### Community Events:

October 8<sup>th</sup> – Annual Picnic

October 15<sup>th</sup> – Community Garage Sale

October 29<sup>th</sup> – Scary Movie

### Drainage:

**Discussion:** Drains/drainage issue in the community – Inquire with County for clean out responsibility. Culvert/Drain Catch Basins at the ends of CW/CE – Reported to County.

### C&R Reserve:

**Discussion:** Slats replaced at Sewage Facility/Smell. Meter cover missing at 238 Left - Reported to C&R.

**Adjournment of Board of Director's Meeting 8:00pm.**

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

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