

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, July 17, 2023
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

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

Call to Order – Board of Directors Meeting 7:03pm

Proxy to F. Perdue – Kenneth Johnson – President
Proxy to M. Allcorn– Daniel Woodruff – Vice President
Proxy to G. Stephens - 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)

Minutes: **June 19, 2023 BOD Meeting Minutes:**

Motion: Fred Perdue made a motion to accept the June 19, 2023 Board Meeting minutes.

Second: Glenn Stephens seconds the motion.

Carried: Motion carried.

Financials: The Board reviewed the June 2023 Financial Statements \$12,995 in Operating Fund, \$4,000 ACC Deposits and \$47,396 Reserves, Total \$64,492 Collections for 2023 are at 94.32%

Motion: Fred Perdue made a motion to accept the June 2023 Financials as presented.

Second: Mary Allcorn seconds the motion.

Carried: Motion carried.

Clearwater Cove POA, Inc.

Maintenance Report:

Common Areas: Curtis Matthews/Fred Perdue

Maintenance Items:

- 1) Boat Ramp
 - a. Electrical under Dock – re-install w/ Electrician HOLD
- 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.
- 3) Boat Ramp Gate Repairs
 - a. Chain Maintenance – Fred Perdue

Beautification Committee: Curtis Matthews/Fred Perdue/Glenn Stephens

Project List:

- 1) Entrance Upgrades
 - a. Lighting – Hold
- 2) Boat House Painting
 - a. Obtain bids to prep/paint the Boat House, incl. ceiling light blue for bugs/pressure wash deck - Bidding

Old Business:

Website: www.clearwatercovepoa.org

C&R Water Supply Inc. – Waste Water Plant Reserves & Possible Expansion Block 5, Lots 18 and 19

Discussion: The Board reviewed the Draft Amendment prepared by the Attorney. The Association's Attorney & C&R Water will work together to finalize documents for presentation to the membership. Telephone conference 7/18/23.

New Business:

Owner Mail Out:

Capital Improvement Survey & Community Reminders: Trash Cans/Home Improvements/Landscaping Maintenance/Community Event Volunteers.

Clearwater Cove POA, Inc.

Capital Improvements Survey Results:

Owner Survey Responses 15 Received 7-15/23

Installation of Surveillance Cameras (Cost Est. \$18,000-\$22,000 + monthly charges)
RESPONSES In Favor 5

Replacement of Concrete Mail Box Pad (and possibly an awning) (Cost Est. \$2,000-\$3,000 w/o Awning)
RESPONSES In Favor 9

None at this time
RESPONSES: 2

1. What other changes would you like to see in the community?

RESPONSES:

No Increase in Dues, Speed Bumps, Trim Trees Entrances/Boat Ramp/Park, Boat Launch Gate Repair & Painting, Community Event (Float the Canal), Ban Fireworks, Enforce ACC/DV, Replace: Community Bulletin Board - Street Signs, Concrete at Boat Ramp, Paint/Pressure Wash Boat Dock Area.

Community Events:

Splash Day – Hartnett Park – June 24th, 2023 – Thank you Volunteers!

Annual Picnic – October 7, 2023

Next Board of Director's Meeting:

Monday, August 21, 2023
7:00pm
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318

Adjournment of Board of Director's Meeting 7:58pm.