

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, August 21, 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

Present– Kenneth Johnson – President
Present– Daniel Woodruff – Vice President
Present - Joyce Hartnett – Secretary
Proxy to F. Perdue– 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: July 17, 2023 BOD Meeting Minutes:

Motion: Kenneth Johnson made a motion to accept the June 17, 2023 Board Meeting minutes.

Second: Joyce Hartnett seconds the motion.

Carried: Motion carried.

Financials: The Board reviewed the July 2023 Financial Statements \$8,978 in Operating Fund, \$4,000 ACC Deposits and \$48,516 Reserves, Total \$61,595 Collections for 2023 are at 95.76%

Motion: Glenn Stephens made a motion to accept the July 2023 Financials as presented.

Second: Fred Perdue 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 bids for concrete mailbox pads/Optional Awning at Teel Entrance– 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 – 1 Bid received, 2 Bids pending.

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.

Schedule Membership Meeting: Saturday, January 20, 2024 – 2:00pm
Montgomery Community Center

CnR Water Supply – Coordinate Meeting/Ballots/Catering

Clearwater Cove POA, Inc.

New Business:

Community Events:

Annual Picnic – October 7, 2023 – New Vendor

Email Blast – Ferrel Cats – State Law

Social Media - Private Facebook Page for Owners

Next Board of Director's Meeting:

Monday, September 18, 2023

7:00pm

14602 FM 1097 Gary Greene/Better Homes Office

Willis, TX 77318

Adjournment of Board of Director's Meeting 7:45pm.

Approved