

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, September 18, 2023
7:00pm
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

The meeting was called to order at 7:01pm by President, Kenneth Johnson.

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)

Andrea Hogan – Has set up Facebook Page for Clearwater Cove POA – Register and Join!

Minutes: August 21, 2023 Board of Director Meeting Minutes:

Motion: Kenneth Johnson made a motion to accept the minutes as presented.
Second: Fred Perdue seconds the motion.
Carried: Motion carried.

Financials: The Board reviewed the August 2023 Financial Statements \$10,950 in Operating Fund; (\$4,000.00 in ACC Deposits) and \$49,087 Reserves, Total \$59,678; Collection Rate for 2023 \$96.59%.

Motion: Fred Perdue made a motion to accept the August 2023 Financials as presented.
Second: Joyce Hartnett seconds the motion.
Carried: Motion carried.

Clearwater Cove POA, Inc.

Insurance Renewal Quotes:

Discussion: The Board reviewed the Insurance renewal proposal.

Motion: Fred Perdue made a motion to approve the renewal quote from Associations Insurance Agency for \$5,459.00.

Second: Kenneth Johnson seconds the motion.

Carried: The motion was carried.

Maintenance Report:

Boat House – Bids for cleaning/repair trim/paint (blue for ceiling). 2 Bids received 1 Denied to Bid.

Motion: Kenneth Johnson made a motion to approve the bid from Rollo Brothers for painting and repair of the Boat House/Dock for \$11,875.00.

Second: Glenn Stephens seconds the motion.

Carried: The motion was carried.

Mail Boc Slab Repairs/Awning Bid:

Discussion: The Board reviewed 1 bid for the project – obtain additional bids/confirm temporary placement of mail boxes during pour.

Old Business:

Facebook Site: Clearwater Cove Neighborhood

Website – www.clearwatercove.org

C&R Water – Reserve Expansion:

Discussion: 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. C&R Water wishes to incorporate a portion of Block 1, Lot 42 – send to Attorney to discuss with C&R.

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

CnR Water Supply – Coordinate Meeting/Ballots/Catering

Clearwater Cove POA, Inc.

New Business:

**Clearwater Cove POA Annual Picnic/Fish Fry at Hartnett Park
Saturday, October 7, 2023 at 12:00pm - (New Vendor) Kajun Eats**

Owners Forum: N/A

7:40pm Adjournment of Executive Session into Board Meeting.

Summary of Topics: Legal Updates, Deed Violation

7:50pm Adjourn Executive Session into Board of Director's Meeting.

7:50pm Adjournment of Board Meeting.

Next Meeting: Monday, October 16, 2023

Approved