

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, September 15, 2025
7:00pm
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

The meeting was called to order at 7:02pm by President, Daniel Woodruff.

President:	Daniel Woodruff - Present
Vice President:	John Robert Hagan III - Absent
Secretary	Vacant
Treasurer:	Andrea Hagan - Absent
Director:	Glenn Stephens - Present
Director:	Franklin Curtis Mathews - Present
Director:	Fred Perdue - Present

Amity Community Management Group, LLC – Jennifer Stanley, Community Manager

Owners – Sign in Sheet

Minutes: **June 16, 2025 Board of Director Meeting Minutes**
 August 18, 2025 Special Called Membership Meeting Minutes

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

Financials: The Board reviewed the August 2025 Financial Statements \$23,480 in Operating Fund; (\$2,000.00 in ACC Deposits) and \$25,826 Reserves, Total 49,306; Collection Rate for 2025 93.39%.

Motion: Daniel Woodruff made a motion to accept the August 2025 Financials as presented.
Second: Glenn Stephens seconds the motion.
Caried: Motion carried.

Maintenance Report:

Bush Replacement at Park – Replace in Spring - Fred Perdue

Irrigation Repairs – Completed

Clearwater Cove POA, Inc.

Playground Equipment – Replace swings Hartnett Park. – Hold

Boat Ramp Gate:

Discussion: Budget bid for upgrading gate operator and access control (\$6,710 Approx.).
2 power outlets at Dock are out, new switch for timer needed – Robert Hagan.

Old Business:

Facebook Site: Clearwater Cove Neighborhood – Andrea Hagan

Website – www.clearwatercove.org

Community Events:

Volunteers needed for the Social Committee.

Annual Picnic (Fish Fry) – October – Hartnett Park at Clearwater Cove

C&R Water/Sewer – Reserve Expansion:

Special Call Meeting August 18, 2025 - Approved:

The Board of Directors of the Clearwater Cove Property Owners Association, Inc. (the “Association”) is calling an Association **Special Called Meeting scheduled to take place on August 18, 2025 at 6:00P.M. at the Clearwater Cove POA Park.**

The Agenda item, as many of you may know, in response to growth within the community, C&R Water Supply, Inc., has expressed a need to expand the existing water plants to Block 5, Lots 12, 18, 19 and Block 1, Lot 42. The affected Lots are currently subject to the terms and conditions contained within the Association’s Declaration and in order to allow C&R Water Supply, Inc. to utilize these Lots for expansion of the adjacent water plants, the affected Lots must be removed from the use restrictions contained within the Association’s Declaration and re-platted as part of the Association’s Reserves. In order for this amendment to pass and to allow C&R Water Supply, Inc. to expand our community water plant, we will need to obtain the approval of 67% of the Owners.

New Business:

Next Board of Director’s Meeting:

October 20, 2025 – 7:00pm Offices of Gary Greene/Better Homes Office

7:47pm Adjournment of Board Meeting.