

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, October 20, 2025
7:00pm
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

The meeting was called to order at 7:08pm by President, Daniel Woodruff.

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

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

Owners – Sign in Sheet

Minutes: September 15, 2025 Board of Director 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 September 2025 Financial Statements \$20,809 in Operating Fund; (\$2,000.00 in ACC Deposits) and \$25,834 Reserves, Total \$46,643; Collection Rate for 2025 97.45%.

Motion: Daniel Woodruff made a motion to accept the September 2025 Financials as presented.

Second: Glenn Stephens seconds the motion.

Caried: Motion carried.

Maintenance Report:

Bush Replacement at Park – Replace in Spring - Fred Perdue

Playground Equipment – Replace swings Hartnett Park. – Hold

Clearwater Cove POA, Inc.

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) – Reschedule when Fish Fry Vendors are available in the Spring.

C&R Water/Sewer – Reserve Expansion:

Special Call Meeting August 18, 2025 – Amendment was Approved

New Business:

Irrigation Repairs – Mailbox Area – Fred Perdue

Community Reminders – Parking on the side of the road, Trash Cans, Annual Picnic Rescheduling for Fish Fry - Vendor availability.

Next Board of Director's Meeting:

November 17, 2025 – 7:00pm Offices of Gary Greene/Better Homes Office

7:30pm Adjournment of Board Meeting.

Executive Session: 7:30pm -7:45pm

Actions Taken in Executive Session:

Motion: Fred Perdue made a motion to send 1 Delinquent Account to the Attorney for Collections.

Second: Glenn Stephens seconds the motion.

Caried: Motion carried.