

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, November 17, 2025
7:00pm
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

The meeting was called to order at 7:00pm by President, Daniel Woodruff.

President: Daniel Woodruff - Present
Vice President: John Robert Hagan III - Present
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: October 20, 2025 Board of Director Meeting Minutes

Motion: Daniel Woodruff made a motion to accept the minutes as presented.

Second: Fred Perdue seconds the motion.

Carried: Motion carried.

Financials: The Board reviewed the October 2025 Financial Statements \$4,451 in Operating Fund; (\$2,000.00 in ACC Deposits) and \$26,390 Reserves, Total \$30,842; Collection Rate for 2025 93.93%.

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

Second: Fred Perdue seconds the motion.

Caried: Motion carried.

2026 Budget Draft:

Discussion: The Board discussed a possible increase in the 2026 Annual Dues.

Daniel Woodruff made a motion to not increase the 2026 Annual Dues, they are set at \$357.50 per Lot, Curtis Mathews seconds the motion, Passed unopposed.

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Maintenance Report:

Bush Replacement at Park – Replace in Spring - Fred Perdue

Irrigation Repairs – Front Entrance – Fred Perdue

Landscape Project – 2026 options to replace mulch at Monuments.

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) – Schedule with Annual Meeting in January.

New Business:

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:

January 19, 2026 – 7:00pm Offices of Gary Greene/Better Homes Office

7:35pm Adjournment of Board Meeting.