

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, March 16, 2026
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 - Absent
Secretary: Vacant
Treasurer: Andrea Hagan - Absent
Director: Glenn Stephens – Present
Director: Franklin Curtis Mathews - Present
Director: Fred Perdue – Present – Proxy to Glenn Stephens

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

Owners – Sign in Sheet

Minutes: February 16, 2026 Board of Director Meeting Minutes

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

Second: Glenn Stephens seconds the motion.

Carried: Motion carried.

Financials: The Board reviewed the February 2026 Financial Statements \$31,448 in Operating Fund; (\$2,000.00 in ACC Deposits) and \$21,962 Reserves, Total \$53,411; Collection Rate for 2026 76.38%.

Motion: Daniel Woodruff made a motion to accept the February 2026 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 – Front Entrance – Fred Perdue

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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. Staining
Fence & wood at Boat Ramp – Bids. Fred Perdue – repaired Pedestrian Gate latch.

Old Business:

Facebook Site: Clearwater Cove Neighborhood – Andrea Hagan

Website – www.clearwatercove.org

New Business:

Easter Event:

Discussion: Andrea Hagan & Frieda Stephens – Flyer will be sent.

Next Board of Director's Meeting:

April 20, 2026 – 7:00pm Offices of Gary Greene/Better Homes Office

7:45pm Adjournment of Board Meeting.