

Clearwater Cove POA, Inc.

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

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

Owners – Sign in Sheet

Minutes: **November 17, 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 January 2026 Financial Statements \$24,905 in Operating Fund; (\$2,000.00 in ACC Deposits) and \$21,957 Reserves, Total \$30,621; Collection Rate for 2026 63.88%.

Motion: Daniel Woodruff made a motion to accept the January 2026 Financials as presented.

Second: Fred Perdue seconds the motion.

Caried: Motion carried.

Maintenance Report:

Bush Replacement at Park – Replace in Spring - Fred Perdue

Irrigation Repairs – Front Entrance – Fred Perdue

Clearwater Cove POA, Inc.

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.

Old Business:

Facebook Site: Clearwater Cove Neighborhood – Andrea Hagan

Website – www.clearwatercove.org

New Business:

Rescheduled Annual Membership Meeting & Elections:

Saturday, March 7, 2026 – 2:00pm
Amity Community Management Group, LLC

2 BOD Positions
1 ACC Position

Next Board of Director's Meeting:

March 16, 2026 – 7:00pm Offices of Gary Greene/Better Homes Office

7:35pm Adjournment of Board Meeting.