

Clearwater Cove POA, Inc.

**MINUTES
FROM BOARD OF DIRECTORS MEETING
Monday, April 20, 2026
7:00pm
14602 FM 1097 Gary Greene/Better Homes Office
Willis, TX 77318**

The meeting was called to order at 7:00pm by Vice President, Robert Hagan III.

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

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

Owners – Sign in Sheet

Appointment of Board Vacancy:

Motion: Fred Perdue made a motion to appoint Colin Jaggars to the vacant position on the Board of Directors.
Second: Glenn Stephens seconds the motion.
Carried: Motion carried.

Minutes: March 2026 Board of Director Meeting Minutes

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

Financials: The Board reviewed the March 2026 Financial Statements \$28,695 in Operating Fund; (\$2,000.00 in ACC Deposits) and \$22,518 Reserves, Total \$51,214; Collection Rate for 2026 80.53%.

Motion: Robert Hagan made a motion to accept the March 2026 Financials as presented.
Second: Glenn Stephens seconds the motion.
Carried: Motion carried.

Clearwater Cove POA, Inc.

Maintenance Report:

Bush Replacement at Park – Replace in Spring – CnR – inquire.

Irrigation Repairs – Front Entrance – Fred Perdue – bid repairs to lines

Landscape Project – 2026 options to replace mulch at Monuments.

Playground Equipment – Options and pricing reviewed – Draft owners poll for distribution.

Lighting – Pricing reviewed for optional solar lighting at the entrances.

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 – pricing - Collin Jaggars will match with the adjacent fencing.

Old Business:

Facebook Site: Clearwater Cove Neighborhood – Andrea Hagan

Website – www.clearwatercove.org

New Business:

Easter Event:

Discussion: Andrea Hagan & Frieda Stephens – Great turn out.

Owner Inquiry Regarding Multiple Lots/Dues:

Discussion: The Board reviewed an owner's inquiry about POA Annual Dues on multiple owned Lots. Annual Dues are on a per Lot basis per the Deed Restrictions.

Split Rail Fence at Boat Ramp:

Discussion: Bid reviewed to demo and replace split rail fencing at the Boat Ramp – Global Service Company – \$972.00.

Motion: Robert Hagan made a motion to accept Global Service Company's bid to demo and replace the split rail fence at the Boat Ramp for \$972.00.

Second: Glenn Stephens seconds the motion.

Clearwater Cove POA, Inc.

Caried: Motion carried.

Next Board of Director's Meeting:

May 18, 2026 – 7:00pm Offices of Gary Greene/Better Homes Office

7:45pm Adjournment of Board Meeting.

Approved