Clearwater Cove POA, Inc.

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

The meeting was called to order at 7:06pm by Fred Perdue.

President:	Daniel Woodruff – Present – Proxy to F. Matthews
Vice President:	John Robert Hagan III - Absent
Secretary	Collin Jaggars - Absent
Treasurer:	Andrea Hagan - Absent
Director:	Glenn Stephens – 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: **April 20, 2026 Board of Director Meeting Minutes**

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

Financials: The Board reviewed the June 2026 Financial Statements $21,822 in Operating Fund; ($2,000.00 in ACC Deposits) and $24,736 Reserves, Total $46,559; Collection Rate for 2026 91.29%.

Motion: Fred Perdue made a motion to accept the March 2026 Financials as presented.
Second: Curtis Matthews seconds the motion.
Caried: Motion carried.

Maintenance Report:

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

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

Approved

L**andscape Project –** 2026 options to replace mulch at Monuments.

Playground Equipment – Options and pricing reviewed – Draft owners poll for distribution. Only 3 Responses.

Lighting – Pricing reviewed for optional solar lighting at the entrances. 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 – pricing - Collin Jaggars will match with the adjacent fencing.

Old Business:

Facebook Site: Clearwater Cove Neighborhood – Andrea Hagan

Website – www.clearwatercove.org

New Business:

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. Needs to be painted.

Next Board of Director's Meeting:

August 17, 2026 – 7:00pm Offices of Gary Greene/Better Homes Office

7:35pm Adjournment of Board Meeting.

Approved