

PENINSULA AT MYSTIC SHORES

Special Meeting for the approval of time sensitive street project

Mystic Shores POA Community Center
July 19 2024 – 1:30 PM



FirstService
RESIDENTIAL



PENINSULA AT MYSTIC SHORES

Special Meeting for the approval of time sensitive street project

July 19, 2024 1:30 PM
Mystic Shores POA Community Center
25801 FM306
Spring Branch, TX 78070

MINUTES

Directors Present

Michael Myers - Treasurer
John Quattlebaum - President

Additional Attendees

Julie Rincon, FirstService Residential

Members:

Kevin McMeans
Famia Magana
Mary Myers
Jerry and Becky Newman
Carlos Compana
Doug Digman

Directors Absent

John Bradley Dean - Vice President/Secretary

I. CERTIFICATION OF QUORUM

Summary

It was certified and recorded, that a quorum was established by the attendance of two of the three board members.

II. CALL MEETING TO ORDER

Summary

The meeting was called to order at 1:00 pm.

III. ADJOURNMENT TO EXECUTIVE SESSION - 1:00 PM

Summary

The general session of the meeting was adjourned at 1:02 pm.

The executive session of the meeting convened at 1:05 pm.

IV. EXECUTIVE SESSION - 1:00 PM

V. RECONVENE SPECIAL MEETING

Summary

The executive session adjourned at 1:20 pm.

The general session of the special meeting reconvened at 1:35 pm.

VI. SUMMARY OF EXECUTIVE SESSION

Summary

The Board of Directors reviewed the aged owner balances and there are four new accounts that were referred to the Association's legal counsel for collections.

The 2023 tax return and 2024 Franchise Tax Report was executed by Michael Myers.

VII. APPROVAL OF PRIOR MEETING MINUTES - JUNE 6, 2024

Motion: Michael Myers

Second: John Quattlebaum

► **Resolved**
The motion passed unanimously

VIII. BOARD ACTIONS TAKEN BETWEEN MEETINGS

A. APPROVAL OF REPLACEMENT OF HVAC UNIT AT THE GUARD HOUSE

Motion: John Quattlebaum

Second: Michael Myers

► **Resolved**
The motion passed unanimously

IX. OLD BUSINESS

A. APPROVAL OF THE STREETS PROJECT PROPOSAL

Summary

The Board of Directors approved the proposed recommendation from Freeland Turk in the amount of \$625,115.71. The Freeland Turk project management fees in the amount of \$17,500.00 are also included.

Motion: Michael Myers

Second: John Quattlebaum

► **Resolved**
The motion passed unanimously

X. NEW BUSINESS

A. APPROVAL OF BARRIER ARMS - PHASE 1

Summary

A proposal from Quality Access was presented in the amount of \$39,601.67. At this time the Board of Directors is not approving the entire amount. A portion of the proposal was approved in the amount of \$4,650 which includes the saw-cut of the street and the wiring for the entry and exit.

Motion: Michael Myers

Second: John Quattlebaum

► **Resolved**
The motion passed unanimously

XI. ADJOURN

Summary

The special board meeting was adjourned at 1:50 pm.

Motion: Michael Myers

Second: John Quattlebaum

▶ **Resolved**
The motion passed unanimously

XII. HOMEOWNER FORUM - PROPERTY OWNER QUESTIONS AND ANSWERS

APPROVED

DATE