

PENINSULA AT MYSTIC SHORES

Regular Board Meeting

Mystic Shores POA Community Center

October 29 2025 – 1:30 PM





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Regular Board Meeting

October 29, 2025 1:30 PM
Mystic Shores POA Community Center
25801 FM 306, 7/11 Room
Spring Branch, TX 78070

MINUTES

Directors Present

John Quattlebaum - President
Michael Myers - Vice President/Secretary

Additional Attendees

Julie Rincon, FirstService Residential

Directors Absent

John Bradley Dean - Treasurer

I. CERTIFICATION OF QUORUM

► **Quorum Established:** Yes

II. CALL TO ORDER

III. ADJOURNMENT TO EXECUTIVE SESSION

Notes

The meeting was called to order at 12:29 pm and adjourned to Executive Session at 12:30 pm.

IV. EXECUTIVE SESSION AT 12:30 PM

V. ADJOURN TO OPEN SESSION

Notes

The Executive session was adjourned at 1:15 pm.

VI. OPEN SESSION - CALL TO ORDER

Summary

The open session was called to order at 1:31 pm.

VII. OPEN SESSION - CERTIFICATION OF QUORUM

Summary

A quorum was certified by two of the three board members in attendance by John Quattlebaum and Michael Myers.

VIII. SUMMARY OF EXECUTIVE SESSION

Summary

John Quattlebaum summarized the actions taken during the Executive session which were none.

IX. ACTIONS BETWEEN MEETINGS

A. ACC MEMBER APPOINTMENT

Notes

The following actions were taken between meetings. George Clark and Marty Piwitz were appointed to the Peninsula at Mystic Shores ACC.

B. AUTHORIZED PAYMENT OF UP TO \$1500 TO HAVE A PROPERTY SURVEYED

Summary

The board of directors authorized a payment of up to \$1,500 to have a property surveyed. The total amount of the survey was \$1244.

C. REPLACE CAMERA #4

Summary

The board of directors approved the replacement of camera #4 in the amount of \$921.96.

D. RELOCATION OF CAMERAS AT THE GATES

Summary

The board of directors approved the relocation of camera #5 in the amount of \$3,522.20.

E. MAILOUT FOR THE BARRIER ARMS

Summary

The board of directors approved a mailing regarding the barrier arms to the community.

F. CAPPING IRRIGATION PIPE TO THE WATER FEATURE

Summary

The board of directors approved capping the water line to water feature.

G. AUTHORIZED PAYMENT OF \$10,000 DIRECTORS & OFFICERS INSURANCE DEDUCTIBLE

Summary

The board of directors authorized an insurance deductible payment in the amount of \$10,000 for the Directors & Officers policy.

H. MET WITH INSURANCE COMPANY ATTORNEY

Summary

The board of directors met with the attorney who was engaged on behalf of the insurance.

I. MET WITH POA ATTORNEY REGARDING FERAL HOG TRAPPING

Summary

The board of directors met with the POA's general legal counsel regarding the feral hog trapping.

J. AUTHORIZED POA ATTORNEY TO DEVELOP A PROPERTY OWNER WAIVER FOR HOG TRAPPING

Summary

The board of directors authorized the POA attorney to develop a property owner waiver for the feral hog trapping.

X. APPROVAL OF PRIOR MEETING MINUTES

► **Prior Meeting Minutes Approved: Yes**

Motion: Michael Myers

Second: John Quattlebaum

► **Resolved**

The motion passed unanimously

XI. REPORTS

A. MANAGEMENT REPORT

Summary

There were no questions regarding the management report.

XII. FINANCIALS

XIII. BUSINESS ITEMS

A. UNFINISHED BUSINESS

Summary

There was no unfinished business to discuss.

B. NEW BUSINESS

Summary

A. The 2026 draft budget was reviewed and approved with a ten percent increase in assessments to \$797.50.

B. Hog Trapping - This has been tabled for further review and discussion.

Motion: Michael Myers

Second: John Quattlebaum

► **Resolved**

The motion passed unanimously

XIV. ADJOURNMENT

Notes

The meeting was adjourned at 2:04 pm.

Motion: Michael Myers

Second: John Quattlebaum

► **Resolved**

The motion passed unanimously

XV. PROPERTY OWNER FORUM

Notes

The road work that was done by Holbrook construction was discussed. Doug Digman provided an update regarding the inspection of the streets and the warranty work that was due. Holbrook construction did state that warranty work is due and that they will be providing two proposals for the aesthetics of the asphalt. One will be to address the rock shine, and the other will be for crack-sealing to protect the base.

Doug Digman will discuss the roadway spraying with Chris Kasch.

Also, a sticker needed to be placed at the keypad kiosk, in English/Spanish, to please pull around and not hold up traffic.

APPROVED

DATE