

THE PENINSULA AT MYSTIC SHORES POA MEETING

Wednesday, November 29, 2017

LOCATION: Mystic Shores Community Center, The Crossing East Room

DIRECTORS PRESENT: Gary Kasch, Steve Broadaway, Jackie Kiehm, (POA Board). Camille Belcher - First Service Residential (FSR) - Quorum is Present.

COMMUNITY MEMBERS PRESENT: 12

EXECUTIVE SESSION (CLOSED) 9:00 AM - 9:29AM

Topics: Property Assessments, Delinquent Builder Bonds, and Payment Plans, Reserve Payback Plan, and Reserve Study

CONVENE OPEN MEETING: 9:30AM

SUMMARY OF EXECUTIVE SESSION: Gary Kasch reported on the closed executive session:

- Payment plans have been arranged for a delinquent account. FSR is working to finalize activity on one other account.
- All previously owed monies on Builder Bonds have been reissued to the proper accounts or to the state. Kathy Kenton has worked hard resolving this issue.
- The Maintenance committee was able to save approximately \$9000 during 2017 due to the extensive work of Peninsula volunteers. This money will be transferred to the reserve funds and earmarked to cover the expenses from updating the security cameras at the gate. It was also estimated that the Maintenance Committee will save an additional \$3000 during 2018 by having volunteers spray weeds on the road.
- A Peninsula Reserve Study will be conducted in 2018.

APPROVAL OF MINUTES: After appropriate changes were made to the September 22, 2017 minutes, a motion was made, seconded and approved to accept these minutes.

NEW BUSINESS:

2018 BUDGET: On October 17, 2017 the Board met and approved the 2018 Budget with a 2.5% increase from the 2017. A motion was made, seconded and approved to ratify the 2018 Peninsula Budget as approved at the October 17, 2017 meeting.

STATUS OF GATE UPGRADES: New security cameras and a cellular digital communication system have been installed at the gate.

- The purpose of the security cameras at the gate is to collect information regarding vehicles coming in and out of the Peninsula. Many hard-working volunteers maintained the current camera system, but several times during the past couple of years the cameras were down and data could not be collected. A few years ago bids were obtained to upgrade the system. This year the bids were updated and the Board selected Quality Assess to manage and upgrade our system. In November seven new cameras were installed, and Quality Access will monitor the systems and provide any maintenance necessary to ensure they are operational. In addition they will provide timely reports to the POA Board, and if there is an incident in the Peninsula, the Board can ask Quality Access to run a specific time/dated report.

- The new cellular digital communication upgrade allows the Peninsula kiosk system to communicate with any phone with any US area code (i.e., either a local landline or a cell phone). Doug Digman, head of the Gate Working Group, advised that if a property owner wishes to change their current landline number at the Peninsula kiosk entrance to their cell phone number, they should send an e-mail to First Services Gate Department (gatessatx@fsresidential.com) with a request to replace their current number with their cell phone number. When a visitor enters their number from the gate kiosk the property owner will just press 9 on their cell phone to open the gate (the same as you did on your landline).

COMMUNITY COMMENTS:

Peninsula Reflectors: Betsy Kasch, head of the Maintenance Committee, thanked Doug Digman and Clay Crum for procuring and installing reflectors at all the culverts. Their initiative and effort has made the Peninsula a safer community and through their volunteer effort has saved Maintenance Committee money.

Feral Hog Issue: The Board expressed concerned regarding the property damage caused by the Feral Hogs. Many of our neighbors have been hit numerous times with considerable yard damage. Marty Rolleg reported that over 30 hogs have been trapped in Mystic Shores, with eight trapped in the Peninsula. Marty is going to revisit the issue with the Wildlife Services and Game Warden along with members of Mystic Shores. The question will be what is the best way to handle the increased problem. Doug Digman discussed a new, but expensive trap. Marty will follow up with the issue, and advise the Board.

Devils Hollow: Marty Rolleg advised us that there was a current, active court case, regarding damage in the Hollow. He is meeting with the Game Wardens.

FSR New Address: Information will be sent to all property owners. This will be included in the 2018 Assessment Letter that will be sent out the first week of December.

Annual Meeting: Annual Peninsula POA Meeting is scheduled for April 14, 2018.

NEXT BOARD MEETING - Date TBD

ADJOURNMENT: 10:00AM

Respectfully Submitted,

Jackie Kiehm, VP /Secretary