

Minutes of the Annual Meeting of
The General Membership of the
Peninsula at Mystic Shores Property Owners Association
September 12, 2020

The annual meeting of the General Membership of the Peninsula at Mystic Shores Property Owners Association, a Texas non-profit corporation (the "Association") was held via Zoom Teleconference, Spring Branch, Texas 78070, pursuant to a call by the President of the Association.

Directors Present: Steve Broadaway, Kathy Kenton, and Keith Tunnell.

Also Present: Pamela Villalobos represented FirstService Residential and recorded the minutes.

Call to Order: Steve Broadaway called the meeting to order at 10:02 AM

Quorum: 40 property owners sent in their proxies and, so the quorum of 10 % (26 property owners) was met. 12 homeowners joined the meeting via Zoom

Affirmation of Notice: The notice for the meeting stating the call-in number, date, and time was delivered by email for all members whom we had email addresses and by mail to all other members at their last known address, as required by the Bylaws.

Approval of Agenda: Keith made a motion to approve the preliminary agenda., Kathy seconded. All Board members voted in favor of the motion. The agenda was approved.

Introduction and Opening Remarks: Steve Broadaway opened the meeting for the Association. All of the Committee presentations that would normally have been presented at the annual meeting were placed on the Community website approximately two weeks ago. Steve stated that we are always looking for volunteers for the various committees that work on behalf of our association.

Approval of Minutes: The minutes from the April 13, 2019 annual meeting of the general membership were presented. Keith made a motion to approve the minutes. Kathy seconded. The motion was approved unanimously by the Board members and the minutes have been approved.

President's Report: – The President's report was placed on the Community Website with the other presentations.

Election / Floor Nominations – Steve Broadway announced that one position on the Board is expiring (currently held by Steve Broadway) and announced that one candidate, Charlie Kahn, is on the ballot for this election. Steve Broadway called for any other nominations from the floor and allowed one minute for anyone to speak up. No additional nominations were proposed.

Financial Presentation – The financial presentation was placed on the Community Website along with the other presentation.

Election Results: Upon counting the proxies, FSR indicated that Charlie Kahn had received a majority of the votes cast and was dually elected to the Board.

Open Forum: Daniel Cocanougher, a homeowner in The Peninsula, asked if this was the right time to talk about the hog problem. Steve said that the Board will add it to a future board meeting agenda. Daniel then added that he had another idea. He thought that if all the lots were built on it would be crowded and he would like the POA to buy 10-12 lots for wildlife and community green space. Keith said it would be put on the agenda for an upcoming Board meeting.

Adjourn: There being no further business, Steve asked for a motion to adjourn the meeting. Keith made a motion and Kathy seconded. The motion was unanimously approved. The meeting was adjourned at 10:17 am. Ray Sawicki thanked Steve for his years of service and the Board agreed.

Minutes submitted by Pamela Villalobos, Recording Secretary