

**Minutes of the Board of Directors Meeting
Peninsula at Mystic Shores HOA
November 4, 2021**

The Special meeting of the Board of Directors of Peninsula at Mystic Shores HOA, a Texas nonprofit corporation (the “Association”), was held pursuant to call by the Chair of the Association, Charlie Kahn.

Directors Present: Charlie Kahn, Linda Solis and David Anderson

Present Also: Julie Rincon of FirstService Residential San Antonio.

Members Present: Butch and Kathleen Johnson, Mike and Mary Myers, David and Carla Chipman, Doug Digman and Jesse Solis

Call to Order: The meeting was called to order at 7:14 p.m. by Charlie Kahn, President

Homeowner Forum: N/A

Review and Discussion occurred regarding the draft 2022 budget.

David Anderson met the Committee Chairs and Finance Committee and reviewed the YTD numbers, Operating Expenses and the Reserve Account. The Reserve Advisors did a reserve study in February 2021 and based on projections from that study, the Peninsula at Mystic Shores is ahead on the monies that are projected to be transferred to Reserves. The Board recognized the involvement of all Committee Chairs in the development of the budget. This reflects the cohesiveness of our community. The Finance Committee recommends approval of the draft 2022 budget.

A motion was made by David Anderson to approve the 2022 draft budget with the revisions suggested, seconded by Charlie Kahn and unanimously approved.

Adjournment: A motion was made by Charlie Kahn to adjourn the meeting at 7:27 PM, seconded by David Anderson and unanimously approved.

Minutes Prepared By:

Julie Rincon

Regional Director of Community Management