

# **Paradise Bay POA Monthly Board Meeting**

## ***Minutes - Wednesday, September 17, 2025, 7pm***

Meeting Began: 7:02pm

### **1. Call to order & Roll Call:**

Board Members Present: Casey Watson, Ashley Garoutte, Chris Allelo, AJ Terry, Beatrice Gonzales, & Sharon Woods

Guest Members Present: Regina Lee, Kathryn Pinnell, Pat Giralдин, Gina Giralдин, Karen Miller, Daniel Sayre, Matthew 'Heath' Hamaker

### **2. Consideration of approval of minutes:**

*Minutes Reviewed from Wednesday, August 20, 2025 & approved as submitted by the board (minutes were not brought, however Karen Miller did read them online)*

*1st: Karen Miller*

*2nd:*

### **3. Consideration of acceptance of financial statement:**

*Financial Reports for August & September were not available at the meeting, however these have since been added to our website.*

#### **4. Discussion:**

1. Halloween Bash update regarding vendors & offset of cost. We are still seeking sponsors. Casey Watson is working on the Trunk or Treat sign up, which will be limited due to space. Toilets will be ordered from U-rent-it.
2. Bounce house has been ordered from Newman's Bounce house - the only insured bounce house vendor in our area
3. The board voted and approved the purchase of new banners and yard signs for this event. The banners will be designed so that we will be able to order a decal to change the date for future years.
4. Reminder to wear your costume to the Halloween Bash as there will be a costume contest. Local businesses have begun donating items for prizes.
5. Flags are up at the entrance. Nathan Howard still has our flags, we borrowed his as he was traveling and had our flags with him. We will trade with him and get POA owned flags up.
6. Republic was addressed regarding the cans being left in streets after pickup, as well as trash. Republic is aware of the issue and working to do better. Daniel Sayre mentioned that he has contact info for the regional director, however Casey Watson has had success contacting the local supervisor, James. He came through the neighborhood the last time we called.
7. The board will be donating \$100 of candy to the City of Tool's Tool-o-ween event. Casey Watson & Ashley Garoutte are working on this together.
8. Nomination Committee - all three officer positions are open for election annually. Three board seats open. Ashley Garoutte & AJ Terry are our current nomination committee reps. Nominations are to be sent to Ashley or AJ prior to the annual members meeting. Write in nominations will also be accepted at the annual members meeting.
9. Daniel Sayre & Casey Watson spoke last week about concerns in the POA.

There are many issues that have not yet been addressed, however each was addressed at this meeting.

10. Daniel Sayre mentioned that the decals were never applied to our buoys last year. Regina Lee stated that we can order the decals from our buoy vendor.
11. Daniel Sayre also mentioned that we are not a 'legal poa', or registered HOA with the state. This was brought to the city's attention earlier this year. Legislation was made effective June 2022 that all POA's must be registered. PBPOA must file a Certificate of Management with Texas. Casey Watson will take the lead on filing this Certificate with Henderson County, followed by filing with the state. Articles of Incorporation are not sufficient according to this legislature.
12. Daniel Sayre also mentioned the cameras at the park went missing. He stated that these were owned by Nathan Howard. Paradise Bay POA does not own security cameras. AJ Terry is looking into options for this.
13. Regina Lee brought to Casey's attention that the sign at Will White was never framed out prior to installation. These signs will need to be removed, framed, and reinstalled. Daniel Watson will take on this task, according to Casey Watson.
14. Statement from Casey regarding her leaving the Board earlier this year.

### **Communication:**

Our Facebook Forum is being updated regularly. We are also updating our website to reflect each upcoming meeting, including the annual meeting.

Our Agendas and minutes are now on the website within a week of each meetings' close, along with Financials.

## **Dock & Park Maintenance:**

- a. Daniel Sayre hired someone over the summer to pull weeds along the shoreline. Daniel stated that he called each board member prior to hiring someone for the job. Casey Watson expressed concern for the amount paid for the work, which amounted to \$505.50 with bank fees. Daniel stated he had Chris Allelo write a check for this work. Prosperity Bank was contacted the next day and confirmed that this was a cashier's check, not a written check from our Treasurer. This has not been documented to date, hence the discussion. Regina Lee stated that this is one of the reasons that it is important that we have a Policies and Procedures manual for the board.
- b. N Park Update - the board is seeking three bids for seawall to the west of the dock, due to washout, safety, and liability concerns. Daniel Sayre stated that he was mowing the park approximately a month ago and the ground gave way at the shoreline, causing him to fall into the lake with the mower. Others stated that the shore washout has been happening for years, however at this time it would appear there are safety concerns. The board is also seeking bids to raise the fence at the north park on the west side as kids are jumping over the four foot fence. Concerns about cost of these projects were raised by Casey Watson. Karen Miller suggested that we may want to consider raising dues as it has been several years since the last increase.
- c. While meeting with contractors, some issues with the one year old TREX docks were brought to Casey's attention. Casey has been attempting to communicate with Brad Barrett regarding these issue, but is being met with resistance. AJ Terry stated that he has been researching the install and he concurs that there should have been gaps in between each board, allowing for expansion and contraction of said boards, along with allowing water to pass through easily. The TREX boards are designed to utilize a special clip system, which would automatically allow for these gaps, however these clips have not been utilized. Instead, these boards have been screwed into place. Many of these boards are beginning to come up and warp.

- d. Nathan Howard & Justin Hicks are planning to trim limbs at the North Park, however a date has yet to be set.
- e. There is a large pile of brush that Nathan Howard has promised will be removed from the South Park in the near future.
- f. Dock inspection date requested and passed. Casey has been struggling to get them to commit to a date in their scheduling system. Chris has tried as well. Karen Miller suggested that we may need to hold off on inspections until after the dock concerns have been resolved with Barrett Boat Docks & Construction. The board agreed.
- g. The light being out at the North Dock was brought to Casey's attention as soon as she assumed presidency. The board will need to contact TVEC.

Discussion regarding ownership of properties by the POA occurred. Regina stated that at the time that Paradise Bay POA took over from Red Sails and the developer of the POA, there were properties that were not owned and were undeveloped. Many of these properties were assigned to local non-profits, including Paradise Bay.

Casey Watson will be added to the safety deposit box account at Prosperity Bank in order to take inventory of deeds and other items. This information will assist in producing the abovementioned Policies and Procedures, along with clearing any confusion regarding properties owned by the POA.

*Guest Speaker - Heath Hamaker, Code Enforcement for the City of Tool*

Heath brought forms and business cards for those who may not be comfortable with filing a code complaint online. Casey asked that Heath clarify the procedure for overgrown lot complaints. Heath stated that the lot owner is allowed 10 days to resolve their first complaint. Once a second

complain has been made, the lot owner is allowed 30 days to resolve the complaint. After 30 days has passed, the owner will receive a citation from the city for the violation. At that time, the city can begin to mow the lot and bill the lot owner.

**Meeting Adjourned: 8:25pm**