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**Agenda Water view POA June 16, 2025 Board Meeting**

**The purpose of a HOA or POA is to create and maintain a well- managed,**

**Harmonious, and desirable living environment for all residents. By establishing rules,**

**Resolving disputes, managing finances, and fostering a sense of community.**

**Roll Call & Establish Quorum, Board please state your name and position**

**Welcome attendees/Property owners**

**Meeting purpose:**

**Approval of minutes for previous meeting on May 19, 2025**

**Committee reports**

**Financial: – Ray**

**2025 Budget review, upcoming expenditure’s**

**Report on outstanding annual dues non payment**

**Invoices paid**

**Discuss and address, Andria Haldas, a multi lot ownersconcerns and comments about**

**late dues, sending out certified mail first before sending to collections.**

**ACC - Dan**

**Business, Review, Violations and updates:**

**Current concerns, report on new construction.**

**Dan is working on a positive approach with the builders and home owners to advise them**

**to have a paper trail, files etc. for future work and the processes involved to move forward**

**with there future home.**

**ECC: - Kirk**

**Update/review current Violations/Remedies’,**

**Email, Web services update**

**Update on new forms and proceedures**

**Unfinished Business:**

**Motion to:**

**A. Motion to change the CC&Rs as noted.**

**Allow Rip Rap rock in the wetlands and uplands for erosion control, that the**

**DEP, Army Corp and County allows and approves. Rip Rap is not considered fill,**

**And is pervious to allow water in and out. It provides stabilization of our shoreline,**

**And is a good way to protect our greenbelt.**

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**B. Motion to hire a company to do the wet land**

**Delineation and mapping.**

**C Motion to continue with the research to sell the greenbelt to the homeowners on the water.**

**Get pricing from Ben to do the Legal work involved.**

**E. Motion to create a budget, explore the idea of building new boat ramp, ten to twenty Boat docks,**

**Gravel parking area, Clubhouse, ships store, that may be named the Dennis J. Fullenkamp Marina,**

**Boat ramp, park. Walking paths etc. that the sale of the greenbelt would help to be a good start in building**

**a place of enjoyment for the entire Community of section 94.**

**F. Motion to research changing the CC&Rs to be able to raise the yearly dues from the current $66.00**

**To up to $250.00 a year for each lot in order to afford needed insurances, raise money towards**

**Clearing the greenbelt area’s for future Parks and walking paths. Clear trees and brush that are a**

**Fire danger to all home owners.**

**New Business:**

1. **Motion, to require Board Members to be in person for all Board Meetings, except for special**

**Circumstances as follows: Vacation/travel out of the city or state, sickness, work related issues etc.**

**Reason for the motion:**

**It is necessary for our community see us, converse with us etc. they will disengage if we don’t take**

**The time to be there in person to give up dates, take questions and show our commitment on**

**Working as a Board that the Property owners elected us to do. Why should they show up when their**

**Board doesn’t.**

**Homeowner open forum**

**Concerns, Ideas, information to share.**