



POINT LOOKOUT OWNER'S ASSOCIATION, INC.

P O BOX 145, POINT BLANK, TX 77364-0145

Address for FEDX, UPS: 30 Counts Road, #145, Point Blank, TX 77364

BOARD PHONE NUMBER: (936) 433-2220

ploeboard@gmail.com

Minutes of May 9, 2026, Annual Meeting

Point Lookout Owner's Association, Inc.

Attendance

Present:

- Ed Wisenbaker, President
- Bill Dutton, Vice President
- Christina Payne, Secretary/Treasurer
- Paula Smith, Recording Secretary
- 23 Property Owners

Meeting was called to order at 9:00 AM by President Ed Wisenbaker.

Notice: The meeting was recorded by Paula Smith, Recording Secretary.

Invocation: Given by Ed Wisenbaker.

Ed Wisenbaker advised that any comments or discussions would be at the end of all the reports of the board meeting. Please sign up if you want to speak at the end of the meeting.

The April minutes are available on the Association website. Motion to accept

Financial Report

Presented by Christina Payne

Beginning Balance (April): \$147,316.58

Deposits: \$8,536.28

Expenses: \$24,532.49

Ending Check Book Balance (April 30): \$131,320.37

Collections Report (Paula Smith):

- May deposits to date: \$1,983.30

Updates

a. Status of Annual Assessment Payments

- Paula Smith reported 28 open accounts, 12 - 2026 assessment fee payment plans, 1 canal project payment plans, 5 accounts over 1 year (1 of those being for canal project), 5 accounts still owing for 2026, 4 accounts owing late fees for checks received after late notices went out. 1- transfer fee. 6 accounts were paid off in April. So far in May, 1 payment plan is completed and 2 property owners that received certified letters have paid. Tami Smith thanked Paula and advised that only having that many accounts open is phenomenal.

b. Deed Violation Letters

- Ed Wisenbaker advised Deed Violation Letters have been sent out. Paula Smith advised 28 letters were sent out. She advised mowing is being done but not weed eating. Also, those that got letters to clean up the rubbish on their lots didn't clean it up, they just moved it around to make it look like they cleaned up. Discussion that shrubbery can't be used as a privacy fence. Discussion about the house with all the lawn mowers in the yard.

c. Annual Meeting

- President -Ed Wisenbaker's Annual Letter is attached to these minutes

d. Road Repair

- Discussion of equipment acquisition and the road repair that has already been completed. Discussed the cost of materials and advised the major issue in doing more road repairs is money. If more funds become available more roads will be addressed.

New Business

a. Applications

1. Carport – approved
2. Sidewalk – approved

b. Game Warden

- At the last meeting a discussion was had as to what could be done about non-residents fishing in our bulkheaded area down by the fishing pier. Paula Smith reached out to the Game Wardens and the information received is attached to these minutes.

News & Information

a. Civic Club Update

- Heather Wisenbaker explained the 2 different Facebook pages. Discussed where minutes are posted. Need volunteers for Luau on Splash Day. Meetings are the 2nd Saturday of the month @10:00 AM. Golf Cart Poker Run will be held in June. Heather advised the community garage sale was a huge success. She thanked the volunteers that helped pass maps out and Vicki Taylor for being in charge of it.

b. Pool Update

- Carol Walston advised there are some issues with the pool. Going to get together with Back Yard Oasis and Jim Gilley to determine what needs to be repaired and the cost. Thanked Jim Haas for helping at the pool.

Opened Floor for Discussion

- Louie Matthews discussed
 1. The minimum square footage of a house. The restrictions filed in July of 1998 state 900 sq ft.
 2. Repairing the small pier on Fishermans Bend. Ed W. advised if funds come available it will be addressed.
 3. Selling Common area properties. Louie went over the guidelines for selling a common area property and verified his information was correct. He then said he heard a piece of common area property was sold. Ed W. explained that the property he was referring to was all handled correctly according to the covenants. Christina Payne asked if he was referring to her property bought for a septic in 2008. He advised yes and she advised it was all handled correctly.
- Don Mesecher advised he is having trouble getting the material for the project of filling the potholes in existing roads. Don advised about the church garage sale being held today. He also thanked the board.
- Johnny Taylor asked about having workdays on the weekend. Discussion of getting materials on the weekend.

Adjournment

There being no further business, the meeting adjourned at 9:30 AM.

Respectfully Submitted,

Paula Smith
Recording Secretary
Point Lookout Owner's Association, Inc.



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**POINT LOOKOUT ESTATES PROPERTY OWNERS ASSOCIATION
NOTICE OF ANNUAL MEETING**

Dear Property Owner,

Notice is hereby given that the Annual Meeting of the Point Lookout Estates Property Owners Association (PLOA) will be held as follows:

Date: Saturday, May 9, 2026

Time: 9:00 A.M.

Location: Community Clubhouse

The Board of Directors would like to extend its sincere appreciation to the many volunteers and residents who have generously contributed their time, equipment, and resources throughout the year. Your continued support plays a vital role in maintaining and improving our community.

Residents who are interested in becoming more involved are encouraged to consider joining one of the community committees, including the Pool Committee, Architectural Control Committee (ACC), or Civic Club, or participating in scheduled volunteer workdays. Increased participation helps distribute responsibilities more evenly and strengthens our neighborhood as a whole.

Summary of Recent Projects and Improvements

Over the past year, the Association has completed and initiated several important projects, including:

- Removal of silt and debris from the main boat ramp
- Reinstallation of lighting and addition of an electrical outlet on the pier
- Repair of the gate handle
- Identification and repair of water leaks between the clubhouse and pool facilities
- Ongoing clubhouse improvements, including electrical updates, with additional renovations under consideration
- Initiation of road repair efforts, including equipment acquisition and phased maintenance of existing roadways

The Board would like to recognize and thank Mr. Bill Dutton for his generous contribution of equipment, which has significantly assisted in advancing multiple projects.

Road maintenance and repair remain a priority. Due to associated costs, this work will continue in phases as funding permits. The Association is actively addressing potholes and maintaining roads in serviceable condition.

Meeting Purpose

The Annual Meeting will include a review of the past year's activities, discussion of current and future projects, and an opportunity for property owners to provide input and feedback. All suggestions will be respectfully considered as we continue working to improve and maintain our community.

Thank you for your continued support and involvement in Point Lookout Estates. We value your time and remain committed to providing a professional and necessary service that keeps our neighborhood running smoothly.

May God richly bless our community now and in the years to come.

Sincerely,
Edward Wisenbaker
President, PLOA

FROM: GAME WARDEN

Paula had a visit from a local game warden mid- April. She discussed non-property owners fishing in our community.

They will be checking our boat ramp and fishing pier as often as they can. Checking for fishing licenses and if they are property owners in the community. They have been provided with a list of property owners.

Please remember property owner must be present with their guests.

They have given the board some options as to how trespassers can be handled.

- They can be given a trespassing warning and if they return after the warning it is class B misdemeanor criminal trespassing
 - Class B – Fine up to \$2,000 and or up to 180 days in jail

Or they can be charged with

- Fishing in public water from privately owned lands without the permission of the owner or the owner's agent is a Class A Misdemeanor. The fine for a
 - Class A - \$500-\$4,000 and/or 1 year in jail.

If you need to contact a game warden, the numbers are below

Hannah Tant – 254-784-3052

Trevor Mikos – 254-784-3077

These phone numbers have been added to our website.