



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 the October 11, 2025 Board Meeting

Point Lookout Owner's Association, Inc.

Attendance

Present:

- Ed Wisenbaker, President
- Bill Dutton, Vice President
- Christina Payne, Secretary/Treasurer
- 22 community members signed in

Meeting was called to order at 9:02 AM by President Ed Wisenbaker.

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

Invocation: Given by Ed Wisenbaker.

The September minutes were available on the Association website. A motion to accept the minutes was made and approved.

Financial Report

Presented by Christina Payne

Beginning Balance (September): \$97,309.28

Deposits: \$10,254.49

Expenses: \$20,980.33 (including a cleared August culvert check for Crestmont: \$15,166.00)

Ending Balance (September 30): \$86,583.44

Collections Report (Paula Smith):

- October deposits to date: \$1,075.00
- 17 open accounts remain
- 9 accounts are on payment plans

- 5 accounts are over one year delinquent
- 3 accounts have outstanding 2025 fees

Updates

a. Special Called Open Meeting

1. Election Results

Total Ballots Received: 102

Voided Ballots: 7 (missing signatures or excess votes)

Valid Ballots Counted: 95

Results:

- William (Bill) Dutton – 242.24 votes (Vice President)
- Edward Wisenbaker – 186.24 votes (President)
- Christina Payne (write-in) – 226.74 votes (Secretary/Treasurer)
- Louie Matthews – 53.5 votes
- Ray Day (write-in) – 1.5 votes

Members decided among themselves which positions they would hold.

Discussion: Louie Matthews inquired how votes are counted for split lots. It was clarified that votes are allocated based on the number of lots owned as listed on tax records and for which assessment fees are paid. The ballots specify how many votes each property owner may cast.

2. Meeting Frequency Change

The Board will continue to meet monthly, while community meetings at the clubhouse will now be held quarterly.

Ballots returned and counted: 43

- For: 80.833 votes
- Against: 48.75 votes

Counted by Paula Smith and verified by Sally Alston.

Quarterly meetings will be held in January, April, May (Annual Meeting), July, and October — on the 2nd Saturday at 9:00 AM at the Civic Club.

b. Community Insurance Renewal

Christina Payne reported that insurance has been renewed with the same carrier and paid in full.

c. Annual Audit

Paula Smith confirmed that all financial reports have been submitted to the auditor for annual review.

d. Fining Policy for Deed Restrictions

Paula Smith noted significant community interest in implementing a fining policy for deed restriction violations. The Association's attorney was contacted regarding procedures and costs.

Legal Fees:

- \$300 to draft the amendment for property owner approval (requires 67% approval: 369 votes)
- \$750 to draft the final fining policy after approval.

Discussion followed regarding enforcement history and future procedures.

Quorum Requirements:

- Deed Restrictions (Covenants): 67% of all lots
- Bylaws: Majority of lots (276 votes)

e. Road Repairs

President Wisenbaker provided updates on road conditions and volunteer contributions. A verbal estimate for repairs was approximately \$900,000. He is exploring grant options. Paula Smith is compiling data on senior property owners to assist with safety and grant eligibility. The board discussed including a community questionnaire with annual assessment mailings.

f. Fishing Pier Lights

The Board discussed installing solar lighting as a cost-effective alternative to hard-wired options.

New Business

1.Applications: Driveway extension and pergola roof – Approved.

2.Annual Assessments: The annual assessment will increase by \$12.00 per lot for 2026.

3. Wood Salvaged from Fishing Pier: Salvaged wood stored under the dump trailer shed is available for community use. Discussion included using the wood for repairs to the Fisherman's Bend pier and concerns over residents fishing from the damaged pier despite posted DANGER signs.

News &Information

a. Civic Club Update

Heather Wisenbaker introduced Civic Club board members and announced upcoming events:

- Bingo Night – October 18
- Friendsgiving – November 15
- Christmas Dinner & Auction – December 6

She shared that future meetings may move from Tuesday to Saturday for greater participation. Heather also thanked volunteers for assisting with repairs around the pool and bulkhead area. She noted that there are two Facebook group pages:

- PLOA & Civic Club Page – for official community updates and events
- Community Page – for garage sales, lost pets, local recommendations, and neighbor engagement.

b. Pool Update

Carol Walston reported no new updates at this time.

c. Open Floor

Community member Bonnie Magid raised concerns about children operating golf carts unsafely within the neighborhood. Discussion followed regarding liability, enforcement, and private road regulations.

Adjournment

There being no further business, the meeting adjourned at 9:38 AM.

Respectfully Submitted,

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