



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 MAY 17, 2025 ANNUAL BOARD MEETING
OF THE
POINT LOOKOUT OWNER'S ASSOCIATION, INC.**

ATTENDING: Christina Payne, President, Bill Dutton, Vice-President, Michael Kadell, Secretary/Treasurer and 40 members of the community signed in.

Meeting was called to order at 9:03 AM by Christina Payne. Notice given that meeting was being recorded by Paula Smith, Recording Secretary.

Don Mesecher gave the invocation.

Christina P. advised April minutes were on website. Motion to accept passed.

FINANCIALS

a. Michael Kadell gave financial report for April. He advised we started April with \$155,240.73 had deposits of \$4720.06 and expenses of \$58,249.81. We had an expense of \$48,000 for fishing pier project this month. Check book balance at end of April was \$101,710.98.

b. Paula Smith advised \$1542.00 has been deposited so far in May. She advised we have 21 open accounts at the end of March. We have 9 payment plans, 5 accounts over a year old, 3 accounts owing other fees and 4 property owners owing 2025 assessment fees. So far in May we have had 2 accounts pay.

UPDATES

a. Repair Projects

1. Canal Project – Christina P. advised the canal project is completed. Individual property owners need to buy grass. Dredging the canal was asked about and it was advised at this time it cannot be dredged due to liability issues with a property owner's bulkhead.
2. Fishing Pier – Christina P. advised construction is finished and paid for. She advised next step is to purchase the paint.

b. Deed Violation Letters are in the process of being sent out.

c. Letter has been sent to property owner on Oakridge concerning installing a culvert that was discussed at last meeting. There has been no response and another letter will be going out.

d. Overgrowth property discussed at last meeting. Some of the property was cleared but work has stopped. It was discussed that contractor under bid and would not be returning.

NEW BUSINESS

a. Applications

1. Culvert – approved
2. Fence – approved

b. Brian Easterwood- Proposed Amendments Discussion

Brian E. advised that he has put together 3 amendments to the deed restrictions. He advised flyers were available (flyer attached to these minutes) detailing the changes and he needs 15 property owner's signatures to justify a vote. Discussion of the amendment changes. Tami Smith explained the state mandates how fining is handled. Shane Sport spoke about how the verbiage has to follow the state laws. Paula S. advised that the community lawyer has already advised that a fine policy would have to be written by a legal office. Christina P. advised that the first 2 proposals were addressed last year with the attorney; a considerable amount of money was spent for his opinion; he advised it can be done but would be a very expensive process. Christina P. talked about policing these proposals. A discussion of the process to bring these proposals to a vote. Shelley Davis brought up points about enforcing amendments, adding more square footage to a septic system. Jim Gilley asked about time frames to get people out of temporary structures on properties. Clay Ownby discussed the meeting process. Tyna Garrett voiced her opinion on the matter. Discussion on rentals. Several more discussions. Tami S. discussed adopting a fine policy.

Jim G. brought up the canal project. Mike Yeager's fence was discussed. The culvert that needs to be addressed on the community property was discussed.

Louie Matthews asked what the canal project cost. Figures were discussed. Louie also asked for more clarification on the dredging.

A discussion on the boat ramp depth and launching water crafts.

NEWS/INFORMATION

a. Civic Club News

Tyna Garrett talked about needing volunteers. Discussion on no participation from the community. Only activity for the summer will be Golf Cart Parade on July 4th. Will be looking for new board members

- ### **b. Pool News – Vicki T. discussed Splash Day.**
- Vicki explained how the monies collected are allocated. She talked about water aerobics. Vicki advised again she is resigning. She advised someone has to be in charge; the pool does not run itself. She is hoping someone will come forward during the summer so she can train because come September she is done.

c. New Property Owners- Brandi & Adam Niles

Christina P. advised there will be no June Meeting.

Paula S. advised she spoke to the Game Warden concerning non property owners fishing on the bulkheaded area by the boat ramp and fishing pier. The Game Warden advised first offense you call the Sheriff and a criminal trespassing warning will be filed. If the same individual comes back again at that time the Game Warden will be called and the individual will be ticketed and charged.




Tyna Garrett advised a new phone book will be out in July. She thanked Paula for all the hard work on the phone book.

Meeting adjourned at 10:08 AM

Point Lookout Estates – Deed Restriction Proposals

Annual Meeting: May 17, 2025

• **COMMUNITY GOAL:**

-  **PROTECT PROPERTY VALUES**
-  **PROVIDE OWNER FLEXIBILITY**
-  **ENFORCE EXISTING RULES TO PREVENT MISUSE OF LOTS**

Each proposal will be voted on independently.

Proposal 1 – Amendment: Temporary Stay in Campers or Tents

Summary:

Allows short-term (up to 1 week) use of RVs, campers, or tents only if:

- It is located on a property with a primary residence, or
- The lot is contiguous to or directly across the street from the owner's primary residence.

Important Notes:

- Cannot rotate guests weekly to bypass the 1-week limit and may not stay more than twice (2x) per month.
- No commercial or long-term use of temporary structures.

Proposal 2 – Amendment: Permanent Accessory Dwellings for Family

Summary:

Permits family members to live in permanent outbuildings (mother-in-law suites, pool houses, etc.) on lots with a primary home that:

- Meets all building and deed requirements.
- Is air-conditioned and shares utilities with the main home.
- Must have ACC approval if newly built.

Proposal 3 – Amendment: Enforcing Restrictions with Fines

Summary:

Adds the ability to fine owners \$10 per day for violations after:

- A written notice is given.
- A reasonable time to correct the issue is allowed.

Purpose: Provide accountability while remaining fair.