

**The Peninsula on Lake Austin Common Area Council of Owners**  
**Special Board Meeting Minutes**  
**June 25, 2025**  
**4:00 p.m., 2305B Westlake Dr., Austin, TX**

1. **Call to Order** - David Jones at 4:05 PM
2. **Quorum and attendance**  
Board: Everett Carmody, David Jones, Mike Lehrter  
Others: J. Moore, B. Berger, Juli Carmody
3. **Notice of meeting** - CAM email June 18, 2025
4. **New Business**
  - A. Assessment balance of funds - \$63,914  
Moore: \$24, 994  
Berger: \$23,081  
Telch: 16,839  
Plan: agreed is for a 3 month payout
  - B. Discussion of POLA Rules and approval of late payment plan
    - a. Nonpayment from owners (3) - see above
    - b. Percent/amount late charge for *all* assessments (monthly accrual?)  
Did not decide what late fee or % charge should be for late payment
    - c. Payment plan for *special* assessments (over 3 months?) – see above
    - d. Assess fine for nonpayment so far – start July 1 for monthly payout
  - C. Tree removal permitting – awaiting city legal opinion. Meanwhile Agave is functioning within their legal requirement as far as tree removal
  - D. Signing of Agave proposal – will ask to reduce % in incremental payment plan
5. **Adjournment** – 4:45 Carmody/Lehrter approval