

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES July 15, 2026**

Call to order @ 6:30 pm by Mark Holloway

Members Present:

Mark Holloway, Russell Sims, Rod Weis, Rich Booth, and Jerry Montgomery

Property Owners Present:

Susan Booth, Blanda Holloway, Johnny Walker, Linda Earls, Doug Fields, Brad Johnson, Jason Snider and Jason Snider's Attorney

Minutes from previous meeting:

The June monthly meeting minutes and the Annual Meeting minutes were approved and accepted by all members.

Board Member Announcements/ Recognitions:

Mark explained that tonight's meeting is the postponed meeting due to last weeks' storm and power outage. He recognized Gwen O'Bannon for her preparation and organizing the Annual Meeting last month and for securing the fire truck for the July 4th parade. He also thanked the volunteers for who decorated for the festivities, to include Blanda Holloway, Anita Hallock, Barbara Bierstedt, Tracy Hummel, Sonny Yargo and Prudy Miller. He thanked Russ for cooking the hotdogs and Don & Dee Ross for donating the ice. The burn pile sign was recently damaged and Mark appreciated Rich's help getting the new one installed. He also thanked Matt & Traci (Weis) for pressure washing the concrete in the pool area and chairs and Gwen for pressure washing the clubhouse. A big thanks went to Ben & Kendra Kyser for the fantastic fireworks show and the crew including them with Jeff & Malinda Sutter, Mark & Clay Holloway, Alan Richardson, Chuck & Rich Booth for cleaning up the area the next morning.

Election of Officers:

- New Board Members: Jerry Montgomery (3-year term) and Richard Booth (2-year term)
- Board Assignment Election Results and Vote – Board members informally discussed the roles for each position and re-assignments. Mark will remain President, Russ will remain Vice President, Rich will become Secretary (replacing Linda Earls), Rod will become Treasurer (replacing Doug Fields), and Jerry will hold the Member At Large position (replacing Rod). Rod made a motion to accept the assignments and Rich 2nd the motion, all other members were in favor.

Treasurer's Report:

Rod has been working with Doug to get familiar with the reports and meeting presentation. He verbally explained current financial details. The beginning bank balance for July is \$40,016.00 and income was \$2,059.00, expenses were for \$5,851.00. He renewed the matured CD when he revised the signatories at the bank as well. The current combined CD total is \$85,150.00. He will be more prepared for the visual presentation at the next meeting.

Old Business:

- Deed Restriction Violation(s) – Status of Court Case(s) Filed – The court date for the pending case has been reset for the end of July. There are no other active cases at this time.
- Clubhouse Entrance Gate Repairs – Still pending, Rod is still trying to get the gate company here for a quote. He's been told that they intend to be here in July. On another note, Gwen received a notice from Brivo, the company that supplies services for the pool card reader system, indicating that there are changes coming in their billing structure from monthly to annually. She will be sent a proposal outlining it soon.
- Trailer Lot Garage Door – Gwen stated that the door has arrived at the vendor's and is scheduled to be installed July 28th.
- Pier Maintenance at the Burn Pile – Russ reached out to Daniel Brandon who lives next to the area. He is willing to let us use his water to run a hose for pressure washing the pier so that it can be repaired and re-painted. Jerry will reach out to Mike Hallock to get on the schedule to get the work done and Russ will also let Daniel know when we're ready for the water.

New Business:

- New Signatories for the GPPDIA Business Transactions – Done by Rod already at the bank. Gwen will prepare the new Management Certificate and get it submitted online and to the County.
- Hurricane Season – Owners Responsibility to Keep Ditches/Culverts/Creeks Clear – Mark clarified again that ditches and culverts on properties are the owner's responsibility to keep kept clear of debris. Jason Snider mentioned the culvert across from his property on Governor Wood appears to be blocked due to the high water in the recent rains. Mark asked if he had reached out to the realtor to address the situation, he has not.
- Architectural Control Committee Election Results – Mark announced that the committee members were re-elected for another year to include Mike Hallock, Jeff Hummel, and Craig Sims. Russ made a motion to accept the results and Rich 2nd the motion. All other members were in favor.
- Burn Pile Signage – The burn pile sign was recently run over and destroyed. The metal signs were also damaged. Mark rebuilt the sign frame and salvaged the metal signs; however, they do need to be replaced along with another No Trespassing sign. He will get a quote for new ones. Russ made a motion to get the new signs and Rich 2nd the motion.

Approval of Architectural Forms:

The Board reviewed three approved requests for a shop and home addition and fence.

Open Forum with Property Owners:

Jason Snider inquired about Rod's term on the previous board as the replacement for the Member at Large that vacated the position. His question was whether Rod filled the position as an interim or a permanent position. Mark read from our Bylaws clarifying that Rod was appointed to the position for the remainder of the previous member's term for 2-1/2 years.

Jason also asked about getting copies of the election documents from the Annual meeting. Mark advised Jason that he had already made that request in his letter received by the Board from a law firm representing him. Mark advised Jason that the letter from his lawyer, including all of his requests, has been turned over to our Attorney for his review and reply.

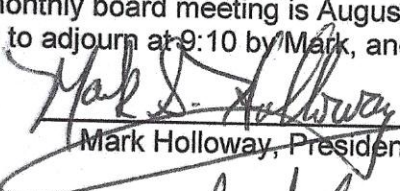
Linda mentioned a Facebook posting from a property owner that is concerned about a clogged culvert near her property. She was asking for assistance for information on who she can contact to clean it. Gwen will give her Jason Jackson's information to see if he is willing to clean it for her.

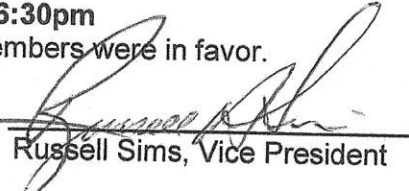
Executive Board Session:

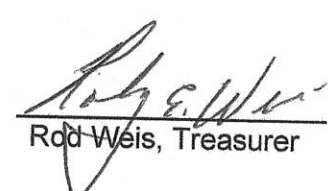
The Board released attendees so that they could discuss deed restriction violations, property information, and internal business.

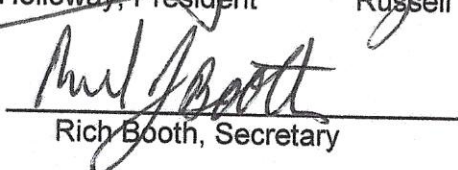
Next monthly board meeting is August 4th at 6:30pm

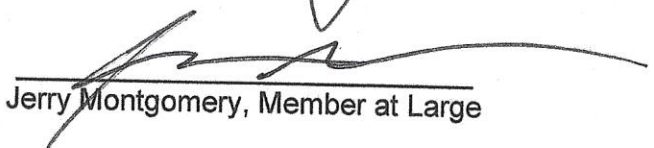
Motion to adjourn at 9:10 by Mark, and all members were in favor.


Mark Holloway, President


Russell Sims, Vice President


Rod Weis, Treasurer


Rich Booth, Secretary


Jerry Montgomery, Member at Large