

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES May 5, 2026**

Call to order @ 6:30 pm by Mark Holloway

Members Present:

Doug Fields, Russell Sims, Mark Holloway, Rod Weis & Linda Earls

Property Owners Present:

Anita Hallock, Rich & Susan Booth, Shirley & Charles Whitney, Blanda Holloway, Johnny Walker

Minutes from previous meeting:

The April minutes were approved and accepted by all members.

Board Member Announcements/ Recognitions:

Mark recognized all that attended the Information Sharing Session that was held to discuss revisions to the Deed Restrictions and Bylaws. There was a great turnout and good suggestions for the revisions. Russell thanked Mark for the time and effort in his research and for providing the drafts of what's being reviewed for the revisions as well. Linda thanked Doug for his six (6) years of service as the Board Treasurer, he's done a wonderful job! Mark also thanked Doug for helping to put up the "Slow Down" signs around the neighborhood. Mark reminded everyone that the next monthly meeting will be held June 2nd and the Annual Meeting is going to be Saturday June 13th at 10am at the Pearls in the Pines.

Treasurer's Report:

Doug reported that income for April was \$1,031.75 brought in from maintenance fees and interest. Expenses were \$6,775.80 for utilities & operating expenses and the data plan for the camera at the burn pile as well as the cellular Wi-Fi for the pool security cameras. Other expenses included tree removal at the burn pile area, the income taxes for the CD interest, the fee for the Civic Center to hold the Information Sharing Session and to Mike Hallock for his work in re-painting the restrooms and the fishing pier. There were also re-imbursments to Mark for some supplies for the Slow Down signs and printer ink and to Gwen for cleaning supplies and signs for the restrooms. He detailed the financials for those in attendance and reviewed the past due property owners. The current bank balance is \$53,225 for operating expenses. Total to include the CDs is \$138,090. He mentioned that one of the CDs is about to mature so it will be renewed for another 12 months. The board approved the term of our reserve fund CD coming due 7-11-26 to become a 12-month term replacing the current 125-day term. This will make all four (4) reserve fund CD's have a 12-month term. The four CD maturity dates are staggered to that we will have one CD coming due each quarter.

Prior Month's City Council Meeting Summary:

Rod provided the following information from the April 6th Meeting:

It was a very short meeting and there was nothing new to report. They spent most of the time trying to set up meetings for the council to review and hire an engineer and a project manager to coordinate the grant application for the FEMA grant they intend to apply for.

Administrative Assistant Report:

Gwen O'Bannon reported that she performed the usual monthly duties to include meeting preparation, minutes and billing delinquent property owners for interest. There were multiple deposits taken to the bank as the maintenance fees are coming in. She sent out invoices to delinquent property owners via certified mail. She assisted with seven ACC Requests, checked with the county clerk for status of a court hearing date and posted the drafts of the Deed Restrictions and Bylaws to the website for residents to review prior to the Information Sharing Session. She cleaned the office and hung new signs in the restrooms. She took in many calls from realtors regarding the neighborhood and property fees. For May, she will have many of the same duties and also prepare for the Annual Meeting mailout and will need to get more supplies and postage and get the copies made.

Old Business:

- Deed Restriction Violation(s) – Status of Court Case(s) Filed –
 - One active case – The court gave a favorable ruling and assessed a daily fine until the property owner can get into compliance. Then they are to contact the court for a final review to stop the daily fines. They will meet again at the end of May.
- Back Entrance Esplanade Improvements: Research New Signage – Rod keeps getting bids and his latest one is \$7,844, plus \$1,600 for the concrete pad. The Board feels that it is still too excessive for now and will continue to research options.
- Clubhouse Entrance Gate Repairs – Pending, Rod is still trying to get the gate company here for a quote and hopefully they can make it by next week.
- Association Property: Spring Maintenance Inspections – Doug looked over the trailer storage area and everything looks fine. The trees and fences are good and he adjusted the hasp on the gate. He asked Gwen to get bids for a new garage door for the storage building in the trailer lot and has received one so far for \$1,382 and is waiting to meet with other vendors and discuss at next month's meeting.
- Pool Lounge Chairs – Linda checked with an upholstery company and they will be unable to repair the chairs. They're double-layered and the bottom layer is what needs to be fixed but there are no slings available and it will be too costly. We will keep what we have and look for alternatives for next pool season, perhaps get some barstools for the table in the pergola or get four chairs and have two loungers.
- Nomination Committee – Linda mentioned that the ACC members will run again and that there are two volunteers for the Board. She's working with Anita Hallock and Becky Dalby to get the resumes from them. We will still take nominations until May 15th. There's been concerns about how time consuming being a Board member is, that's it's a "full time job" so no one is interested in running. Mark explained that the last few months have been time consuming due to the needed Deed Restriction and Bylaws revisions, but for the most part the duties aren't that overwhelming as all of the members work together and volunteer to perform the tasks needed around the subdivision. Gwen assists as well, and Mark asked her to have the pool lights checked as they're coming on early. She will get with the pool company to check them out.

New Business:

- Secretary of State Documents – Linda mentioned that it was brought to her attention that there are documents that must be posted on our website. She researched the Secretary of State and found that our Articles of Incorporation were available and provided them to Gwen to get posted. There are other documents available for a fee per search, but she was unable to pay for them on their website. She recommended that we contact our Attorney's office to see if they are able to get them or let us know exactly what we need to have available. She'll forward the information she has to the board members to look into as well.
- Annual Insurance Search Process – Linda checked with our current company, United States Liability Insurance, and they will renew with a \$105 increase, (\$6,418/year). With already having them provide the insurance, and they've done will for us, Mark made a motion to stay with the current company and Linda 2nd the motion.
- Annual June Meeting Mailout Timeline Requirements – We must have the items postmarked 15 days prior to the meeting which is May 28th. We'll target to have it done by the 23rd. We'll get the documents finalized as soon as we get them back from the attorney. She suggested water-marking the absentee ballot and we'll include a cover letter, voting instructions and the resumes from the nominees.
- Burn Pile Camera: Upgrade vs. Current vs. None – Mark mentioned that the data plan is now being paid by Doug and will need to be taken over from another board member. However, with the camera not picking up activity that we prefer to view. Mark looked into another company for a different system and it was way too expensive coming it about \$10,000. Mark recommended dropping the data plan for now due to its inconsistencies. It costs about \$300 for a second camera and if we feel the need to see more activity in the area we can discuss later about getting another one like it. Doug will adjust the camera settings to see if it improves the camera's ability to capture what we need to do and we'll keep monitoring it.

New Business (cont.):

- Deed Restrictions and Bylaws – Legal Review and Editing Cost – Mark updated everyone that Board discussed the comments received during the Information Sharing Session and made some changes based on the input received. The Draft Deed Restrictions and Bylaws were then given to the attorney for final review and what's returned is what will be voted on in June.
- Independence Day Parade and Picnic Discussion – We will discuss final plans at the next board meeting. Mark mentioned that the Point Blank Community Church is having a celebration from 10am until 4pm. Mark encouraged everyone to attend our parade and activities first, and then head over to enjoy some of the activities at the Church until 4pm and return in time for the fireworks show.

Approval of Architectural Forms:

The Board reviewed seven approved requests for fences and a storage building. Two requests were appealed and the Board approved them.

Open Forum with Property Owners:

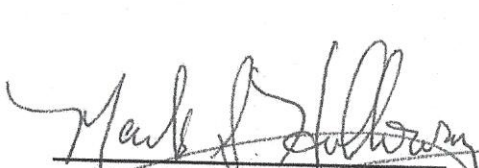
Johnny Walker mentioned the boat parked on the edge of the road, in the utility easement in front of 130 Governor Wood and was concerned about it hindering traffic. Mark mentioned giving the owner a week to move it, then one of the Board members will reach out to him to ask his cooperation in moving it as it's a safety issue as the road isn't wide enough for passing traffic. Anita also suggested getting a committee together to have fund raisers to help with getting a new sign and the back entrance of the neighborhood. Shirley Whitney mentioned re-painting the existing sign and Linda said it was discussed about getting large, heavy planters to improve the area.


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 June 2nd at 6:30pm

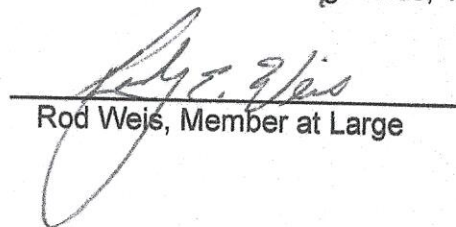
Motion to adjourn at 8:30 by Mark, and all members were in favor.


Mark Holloway, President


Russell Sims, Vice President


Doug Fields, Treasurer


Linda Earls, Secretary


Rod Wejs, Member at Large