

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES September 1, 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:

Blanda Holloway, Linda Earls, Anita Hallock, Charles Koehler, Charles & Shirley Whitney, Sonny Yargo, Mike & Paula McCarthy, Craig Sims, Barbara Franklin, and Curtis Langford

Minutes from previous meeting:

The August monthly meeting minutes were approved and accepted by all members.

Board Member Announcements/ Recognitions:

Mark recognized Craig Sims, a property owner and financial advisor, and announced that the Board met with him prior to the meeting to discuss financial options for our CDs. The Board will review his suggestions and discuss them at the next meeting. He also recognized and thanked Jerry Montgomery for his work at the boat ramp/burn pile area by leveling the dirt piles and cleaning the boat ramp. He also thanked Mike Hallock for completing the pressure washing and painting on the pier by the boat ramp. Russell will reach out and thank Daniel Brandon for allowing Mike to use his water for the pressure washing.

Treasurer's Report:

Rod reported that the beginning bank balance for September is \$29,012.56 and income was \$275 from maintenance fees and mowing services. Expenses were \$5,012.35 for utilities and operating expenses, and for the new signs needed at the burn pile, filing fees and website maintenance. The current combined CD total is \$85,357.08.

Prior Month's City Council Meeting Summary:

Jerry stated that the road work done two years ago on Governor Wood was a test with the sealant that was used. The Council informed him that they applied 2 coats as suggested by the manufacturer, but then learned that they should have applied 4 coats. The cost for what was done was \$30,000.00 and they will not apply more sealant as it is holding up well. He was also informed about road repair costs and stated that for the County to pave only 1-mile of road/highway is \$800,000.00. They will continue work locally but are also looking for cheaper contractors. He also said that the culverts within the subdivision won't be cleared or maintained due to lack of their funds. The Council also had stated that we won't be getting any stop signs.

Administrative Assistant Report:

Gwen reported that August duties were monthly billing, website updates and posting of the meeting minutes. She completed purging the property owner files and sent out certified mail. She worked on new owner directories for the Board members that included those with liens and pass-through mowing and updated the deed restrictions violations log.. She reported to SHECO about the security lights at the fishing pier and boat ramp needed repair. She handled Title Company inquiries also. In September, the monthly duties will be much of the same and she'll perform the annual review and updates of the Administrative Procedure guides. She will also work with Rod about releasing more liens for property owners that have paid in full what they owe to the Association.

Old Business:

- 6 Deed Restriction Violation Letters were Mailed – 17/ Liens are Currently Filed /Status of Court Case: There is only one court case pending and they will meet again next month or in November with the hopes that the issues are resolved.
- Clubhouse Entrance Gate Repairs – Still pending, Rod is still trying to get the gate company here for a quote and will start to shop elsewhere for a contractor.
- Painting of the Boat Ramp Area by Mike Hallock – Complete.
- Spreading of Sludge/Dirt at the Boat Ramp – Already discussed by Jerry above.

New Business:

- Update of Meeting with Attorney Regarding Demand Letter Received – Mark explained that there had been a misunderstanding regarding the legal issues facing the Association in the last two months. He clarified that yes; the Association was part of a lawsuit filed by the County against one of our property owners that we have a lien against. Mark stated that we encounter that type of lawsuit as a matter of routine and our Attorney files a quick letter and we wait to see if we get any of our money back from the County via our lien once the case is settled. Mark stated that the confusion was around the Demand Letter that was presented to the Association in July. That legal action is NOT a lawsuit at this point; however, it could develop into one and that is why the Board had our Attorney handle our reply to the Demand Letter. Mark explained that the Board still cannot discuss or reply to any inquiries from our membership as advised by the attorney. He announced that if anyone wants a copy of the Demand Letter or the Association's Response Letter by our Attorney, they can contact Attorney Kerry Hagan's office at 936-653-4444 and ask for Kayla or Beth. They will provide the requested information and then track the requests so that they can supply any updates as they're received. Mark stated that he did not know if there was any cost associated with obtaining the letters from our Attorney's office, but that the Association was not going to pay for any individual's request for the documentation.
- How to Pay for Further Representation if Needed – Mark reminded everyone that one of the CDs is up for renewal in October. Mark stated that hopefully we would not need to use of any more funds regarding the Demand Letter legal process; however, due to recent legal expenses and the possibility of future legal expenses, Mark suggested not renewing the \$22,000 CD and leaving it liquid so that we can cover any future legal expenses, Russell made a motion to not renew it and Rod 2nd the motion.
- Request to Extend "Trial Period" for Upkeep of Ditches to Road Frontages – Mark recently sent out deed restriction violation letters to several property owners. Those letters included deadlines for getting their properties into compliance and a response needed with their intentions to either maintain their property ditches and road frontages or to have our contractor take over the mowing, which we will pay him for and bill the property owner for his services. With that being said and it being near the end of the year, Mark suggested extending the trial period to January 1st. Russell made a motion to extend the deadlines to January 1st and Rod 2nd the motion.

Approval of Architectural Forms:

There were two approved requests, one for a house re-build and property/painting improvements.

Open Forum with Property Owners:

Mark made a public service announcement that September is Suicide Awareness Month. Due to a recent family loss, he explained the dangers of THC gummies, which became illegal just a couple of months ago. He talked about the negative side effects when using them for pain management which include hallucinations and delusional states. He stated that while dealing with his family's loss, he discovered that there has been a significant rise in the number of suicides and murder suicides by people using TCH gummies that had a bad reaction (hallucinations or becoming delusional) when under the influence of THC gummies. He urged those present to make their family members aware of the negative side effects of the THC products and to please closely monitor any family members using THC products.

Anita asked if she could volunteer to pressure wash the playground equipment. The Board agreed and appreciated her being willing to do so and will give her access to water and electricity. Mark made a motion to allow her to do so and Rich 2nd the motion.

Craig inquired about creating an "Association Mini-District" of property owners with water-front properties along the canals to assess property owners along the canals to obtain funding to maintain the water ways and do dredging as needed. Although it would not benefit the neighborhood as a whole, it would require all owner's approval for the creation of the Mini-District within the Association before any assessment could be voted on by those in the Mini-District. It would also require a change in the Bylaws. It's unlikely that the entire neighborhood will get on board due to the dredging done four years ago already filling in. There are already permits in place and Craig was referred to Randy Edwards as he is managing the project. Mark stated that the Board was not involved in the previous canal dredging project and that it would not be involved in any future canal dredging project; however, if enough members wanted to create the Mini-District the Board would listen to their proposition.

Linda mentioned that October 6th is National Night Out and that's the date for our next monthly meeting. It was proposed to change the meeting to the Monday night before October 5th. Linda Earls volunteered to provide ice cream and coke/root beer for floats in the park to hand out to neighbors from 6:30pm – 7:30pm. After some more discussion among those present, Russell made a motion to move the meeting to Monday and Jerry 2nd the motion. Gwen will post about the date change on the website and social media reminders.

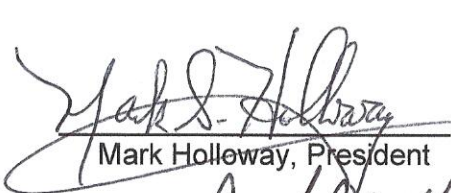
Anita asked about getting new lounge chairs for the pool. It's been previously discussed and the Board will look into getting new ones for the next pool season.

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 October 5th at 6:30pm

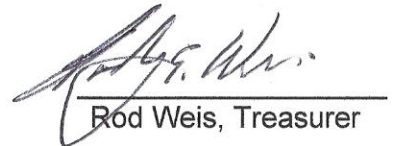
Motion to adjourn at 8:00 by Mark, and all members were in favor.



Mark Holloway, President



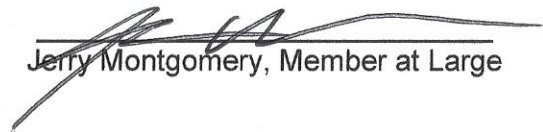
Russell Sims, Vice President



Rod Weis, Treasurer



Rich Booth, Secretary



Jerry Montgomery, Member at Large

