

# *Lake Olympia Civic Association*

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**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON JUNE 25, 2015 AT 6:30 P.M.  
AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY, TEXAS 77459**

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## **DIRECTORS PRESENT**

Jonathan Winfile  
Adrienne Barker  
Jim Gasper  
Ram Garg  
Rob Rector

## **NOT PRESENT**

Marie Moore

## **IN ATTENDANCE**

Jennifer Meador represented the Managing Agent, FirstService Residential.  
Eleven homeowners were present.  
Lt. Terry, Missouri City Police  
John O'Malley, Legacy Landscape  
Justin Davis, TAE  
Etienne Lescure, TAE

## **HOMEOWNER /GUEST FORUM**

Pearl Greene reported the Oyster Creek entrance is not being mowed in the esplanade by Legacy. John O'Malley stated they may have missed it and he would check on it.

Daphne Sampson reported on Village Brook you can't see oncoming traffic as the Agapanthus are too large. John O'Malley stated they trimmed it, but will move it to another location.

Stephanie Boyd-Rogers reported the tree line in Lakeshore Forest along the fence needs to be cut.

Steve Parker reported an article stating 100% recycling was being done, does this change anything in Lake Olympia. Adrienne Barker stated she read the article, and there will be no change, the only consideration is that it may expand recycling but not reduce it.

Daphne Sampson reported two kids were in the pool and no lifeguards were monitoring as both were in the office, with an iPad. Etienne Lescure stated the issue was addressed and the lifeguards were reprimanded.

An owner asked what rules there were as far as a privacy fence. Adrienne Barker stated the fence is not supposed to be painted. The ACC would approve external changes and permits would be needed for new construction.

## **CALL TO ORDER**

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 7:03 p.m. The meeting was presided by the Board President, Jon Winfile. The Managing Agent assisted in recording of the minutes.

## **ADOPTION OF AGENDA**

Upon a motion duly made by Jim Gasper and second by Adrienne Barker, the agenda was adopted.

## COMMITTEE REPORTS

### LAKE COMMITTEE

No Report.

### ARCHITECTURAL CONTROL COMMITTEE

No Report.

### CRIME WATCH COMMITTEE

No Report.

### ACTIVITIES COMMITTEE

No Report.

## BUILDERS/VENDORS

### MISSOURI CITY POLICE

Lt. Russell Terry reported the monthly statistics for June stating there was one incident of a home invasion. Lt. Terry reported the owner is a business owner and they believe they were targeted for this reason. Lt. Terry stated they cannot elaborate further as there is an open investigation. Lt. Terry reported in the Palmer Plantation area racing is no longer occurring as there is a zero tolerance and citations will be issued.

### LEGACY

John O'Malley reported fields are mowed, and we will be looking into irrigation around the community. John O'Malley stated we can have Urban Foresters look at the trees at Masters Lane.

### TEXAS ACQUATIC

Justin Davis reported complaints were emailed regarding unacceptable behavior and staff were written up. Mr. Davis stated this is a major concern, and since the staff are 15-16 years they feel they can push the limit. Mr. Davis stated we have addressed the recent issues, and staff will be removed if it continues, there will be no socializing with friend while on duty.

Jon Winfile asked if the lighting was replaced. Mr. Davis stated yes. Justin Davis reported the team will be given a surprise audit for the AED equipment. We will remove the AED and have a sit down with their trainer. Jon Winfile asked about the cyanuric acid levels. Justin Davis stated Kenwick is rising, so we will treat with liquid chlorine and replace the stenner pumps. Jon Winfile stated it's not at a dangerous level. Justin Davis stated no, we are backwashing aggressively.

Daphne Sampson asked why when there is thunder do patrons have to leave the pool area. Justin Davis stated it's a liability issue and the National Lightning Safety Institute has a ten mile rule we have to honor. Mr. Davis stated the team should be calling their supervisor to report before asking owners to leave, this helps us know if someone is closing the pool in error. Mr. Davis stated we all use weather bug app to monitor the weather. Adrienne Barker stated owners can sit in their cars or at the pavilion for the 30 minutes.

Daphne Sampson stated the two lanes designated are not having ropes placed unless someone asks them too. Ms. Sampson stated owners leave if not done, and don't ask the team to place them. Justin Davis stated he would address it with the team.

### TOLL BROTHERS

No Report.

### CLEANING ON US

No Report.

### DISPOSITION OF MINUTES

Upon a motion duly made by Jim Gasper, and seconded by Rob Rector the minutes of the Board meeting held on May 28, 2015 were approved.

### REVIEW OF FINANCIAL REPORTS

The Board reviewed, and accepted the May 31, 2015 Financial Report. Jim Gasper reported we had no cash going out, but had accruals reported. Mr. Gasper stated sixty-thousand came in and liabilities were reduced. Mr. Gasper stated we had a reserve disbursement for the dock replacement, as we have one million set aside for these issues. Mr. Gasper stated the income and expense made profit and unexpected expense was reported as we did sonar for the lake. Mr. Gasper stated we budgeted \$20K profit and had \$19K surplus, and the year todate earnings were \$14K.

### ADMINISTRATIVE

#### Community Manager Report:

The Board reviewed the Community Manager Report. The Board requested the managing agent to acquire three quotes to the clubhouse carpeting.

#### On-Site Manager Report:

The Board reviewed the onsite manager report.

#### Flamingo Island Bridge Contract

The Board reviewed the contract submitted by Maverick Engineering for SuperTech to repair the Flamingo Island Bridge. Upon a motion duly made by Jim Gasper and seconded by Rob Rector the Board approved the signing of the contract for the Flamingo Island Bridge.

### CURRENT PROPOSALS

#### Flood Insurance

No proposal was submitted as it was not sent to the managing agent.

### BUILDER REPORTS AND LISTING

The managing agent provided a builder listing for review. The Board reviewed the builder list.

#### Daybreak Custom Homes

The Board reviewed the packet from Daybreak Custom Homes to be a builder for 303 Jasper Cove. Upon a motion duly made by Jim Gasper and seconded by Ram Garg, the Board approved Daybreak Custom Home to be a builder in Lake Olympia for one home.

### REVIEW ACTION ITEMS

The managing agent submitted the to-do list for review. The Board reviewed the to-do list.

### ADDITIONAL ITEMS OR ROUND TABLE

The Board discussed the handouts for the pool submitted by Daphne Sampson. The Board approved the cost of \$400.00 to create the laminated pool rules and hours for handing out at the pool.

### EXECUTIVE SESSION

The Board reviewed the status reports from Sears & Bennett.


### SCHEDULE NEXT MEETING

The next regular monthly Board meeting is July 23, at 6:30 p.m.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:00 p.m.

**RESPECTFULLY SUBMITTED:**

  
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Jennifer Meador  
RECORDING SECRETARY

  
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APPROVED

7/23/2015  
DATE APPROVED