

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON THURSDAY, JULY 27, 2017 AT 6:30 PM AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY, TX 77459.

DIRECTORS PRESENT

Jonathan Winfile, Interim President
Chad Parkhurst, Treasurer
Louisa Patak, Director

Nancy Hughes, Secretary
Jim Gasper, Director

Marie Moore, Director was unable to attend.

IN ATTENDANCE

Jose Villegas, President, Becky Salinas, General Manager and Krystal Pena, On-Site Manager, were present representing Sterling Association Services, Inc. (SASI) with sixteen (16) guests and homeowners present.

Jonathan Winfile, Interim President announced the resignation of Adrienne Barker. *Jonathan Winfile, asked for a motion to accept Mrs. Barker's resignation. Jim Gasper made a motion, Chad Parkhurst seconded the motion, motion passed.*

Jonathan Winfile announced the appointment of Beth Szescila to complete the unexpired term of Mrs. Barker until the annual meeting in January. *Jonathan Winfile, asked for a motion to accept the appointment of Mrs. Szescila to the unexpired term. Louisa Patak made a motion, Nancy Hughes seconded the motion, motion passed.*

MISSOURI CITY POLICE DEPT.

Officer Terry was not able to attend.

HOMEOWNER FORUM

Topics of discussion:

- windows with cracked film on the Swam and Flamingo guard houses need to be redone or replaced;
- street sweeping for the gated community;
- overgrown weeds and vegetation growing over the curbs;
- selection of area representatives for each section to help bring issues to the board;
- community website updates, SASI staff is working on updating and keeping it updated;
- replacement of the dock in Lakeshore Forest;
- gates in the Lakeshore – Misty Hollow was hit and damaged by WCA;
- home based business from the homes, noticed excessive cars parked the home and in the street.

COMMUNITY UPDATE

Councilman Floyd Emory was present to discuss the concerns of the residents with traffic, parking and speeding on Peninsula Drive near the new Oyster Creek Dock. Mr. Emory reported detailed information and advised that the City will continue to monitor the flow of traffic and speeding along Peninsula Drive.

CALL TO ORDER AND ADOPTION OF AGENDA

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 7:13 pm. Jonathan Winfile, Interim President, presided and Becky Salinas assisted in recording the minutes. Upon a motion duly made by Jim Gasper and Nancy Hughes seconded, the agenda was adopted as presented.

RECORD UNANIMOUS APPROVALS BETWEEN MEETINGS

The Board approved the following maintenance repairs in between meetings, *Jonathan Winfile asked for a motion, Chad Parkhurst made a motion, Louisa Patak seconded the motion, motion passed.*

- Approval for COU to remove the Marina Playscape in the amount of \$559.00;
- Approval of the Gate Access System for Jade, Lakeshore Forest, Misty Hollow and Masters Ln. and in the amount of 13,100.75;

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- Approval to enter into a quarterly maintenance agreement with Meyer Smith to maintain the all 6 gates in the amount of \$540.00 per quarter;
- Approval of estimate #122 from TAE to purchase a lifeguard umbrella in the amount of \$275.96;
- Approval of estimate #225 from TAE to remove and replace the 3HP for motor pump #3 for the exit fountain in the amount of \$844.76;
- Approval of estimate #242 from TAE to remove and replace breaker for pump #1 in the amount of \$385.96;
- Approval of estimate #261 from TAE to remove and replace breaker for pump #2 in the amount of \$385.96;
- Approval of estimate #224 from TAE to remove and replace both 5HP motors and install new seals in the amount of \$2,300.04;
- Approval of estimate #123 from TAE to replace the chlorinator lid O-ring in the amount of \$17.64;

APPROVAL OF MINUTES

Upon a motion duly made and seconded, the minutes of the Board meeting held on June 24, 2017 were approved with two corrections. *Jonathan Winfile asked for a motion, Jim Gasper made a motion; Nancy Hughes seconded motion seconded, motion passed.*

COMMITTEE REPORTS

Architectural Control Committee

- No report at this time.

Lake Committee - Gary Leist, Chairman

- discussed ordering signs for no trespassing, no feeding wildlife, beware of alligators in the ponds;
- discussed a tag/system for fishing at the Marina pier;
- a discussion to resod or hydro-mulch the area where the old Oyster Creek dock was removed, Gary Leist suggest waiting a month;
- a discussion on the ongoing shoreline erosion at Oyster Creek;
- a discussion on planning a special meeting with the residents in the Lakeshore Forest section to seek their input on keeping the current size of the fishing pier at 20' x 20' or reduce to the 12' x 12' reduced size of the Lakeshore Forest.
- an inspection on the back of the lakes will occur on August 1st at 5:30pm.

Landscape Work Group - Beth Szescila, Landscape Advisor to the Board

- a discussion on the warranty of the plants at the entrance time being damaged by the chemicals in the fountains.
- new flowers were installed at the marquee at Oyster Creek and at the Fort Bend Toll Entrance.

Social Committee

- the turnout and the excitement from the residents who joined the 4th of July Boat Parade was discussed, 18 boats joined for the parade, the bike parade had a good turnout; the committee is looking at planning a boat parade in the evening during the Holidays.

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- a discussion on planning a community garage sale for October 7th, past years had over 80 participations. Debra Grade will work on planning and seeking the requirements for a City permit. Mrs. Grade discussed placing an article in the newsletter, sending out an email blast and placing a temporary code for the gated sections with a flyer on how to access entry.

VENDOR REPORT

John O'Malley was unable to attend.

Mary Rios with Cleaning on Us provided an update on the maintenance that have occurred and are being scheduled:

- power washing of the clubhouse was done on 7/12;
- restriping of the clubhouse parking lot was done 7/12;
- mailboxes are scheduled for 8/14;
- monument cleaning and painting are scheduled for August;
- power washing of the Kenwick pool house and restroom is scheduled for fall;
- hole repaired at the Kenwick wall on 7/21;
- power wash Marina Clubhouse in the Fall;
- requested a new power washing trailer, the old one is not safe to use on the streets.

David Kocurek, Lifeguard Manager and David Borgmeyer, Service Tech of Texas Aquatic Enterprise (TAE) were present to update the Board on the pending estimates and answer questions from the Board. The front entry fountain was discussed and the Board was advised on several issues. The Board requested the part number and serial number of the breaker at Kenwick, Jonathan Winfile advised it was part of the agreement that TAE would provide that information.

TAE was advised on the temperature of the water not being cold, the inconsistency of the guards and the fresh water line being left on and not turned off. The Board inquired with TAE on a check list for the guards and to add the fresh water fill line.

The Board announced Aqua Zumba is scheduled to start on Wednesday, August 9th at 6pm and Saturday, August 12th at 10am, until the end of September.

BUILDER REPORT

The Board was presented with a builder application from SuperTech Company; the Board requested the Certificate of Insurance be provided with Worker Compensation and list Lake Olympia as a policy holder. SuperTech has been approved with the condition these two items are provided.

TREASURER REPORT

The financials for June 30, 2017 were presented and reviewed; the Board accepted the financials as presented. *Jonathan Winfile asked for a motion, Chad Parkhurst made a motion; Lousia Patak seconded the motion, motion passed.*

ELECTION OF OFFICERS

Jonathan Winfile opened the floor for the open President position; the board unanimously approved the elected board positions as follows: *Jonathan Winfile asked for a motion, Nancy Hughes made a motion, Jim Gasper seconded the motion, motion passed.*

President, Jonathan Winfile
Vice President, Louisa Patak

The Board discussed the terms for the board members, to have before next Annual Meeting.

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MANAGERS REPORT

SASI provided an update on the following items:

- clubhouse calendar review;
- action list report - the Board reviewed and discussed pending items;
- new resident listing;

UNFINISHED BUSINESS

Oyster Creek Pier Replacement – the Board updated the residents on the Oyster Creek Pier replacement.

Lakeshore Forest Fishing Pier – tabled.

Raising of the Mailbox Pad on Weeping Willow – the Board was advised the correct mailbox pad was done and completed

Marina Playground Replacement – tabled, the Board requested references and a list of locations of playgrounds installed by the vendors.

Marina Clubhouse Alarm System –the Board was provided with proposals from ADT and Secure Check, the Board reviewed and requested additional proposals.

Fort Bend ISD Bus Barn Fence along Hwy 6 – the Board discussed the fence and maintenance, waiting on further communication.

NEW BUSINESS

Kenwick Pool Canopy Replacement – the Board was provided several proposals for the replacement of the canopy, the Board discussed and requested to wait for additional proposals.

2018 Preliminary Budget Meeting – the Board discussed and scheduled the Budget meeting for Wednesday, August 9th at 6:30pm with dinner from Panera Bread.

The Board convened Executive Session at 9:07 pm.

EXECUTIVE SESSION

Executive session was called to consider actions involving personnel, pending litigation, contract negotiations, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by request of the affected parties and agreement of the Board.

The Executive Session adjourned at 10:04pm, and Open Session reconvened for possible action on items discussed in the closed Executive session.

Upon a motion duly made, seconded, and passed, a homeowner’s request to extend his current payment plan agreement was extended to eight months.

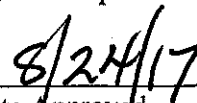
SCHEDULE NEXT MEETING

The next scheduled meeting of the Board of Directors is Thursday, August 24, 2017 at 6:30 PM at the clubhouse.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:07pm. *Jonathan Winfile asked for a motion, Jim Gasper made a motion, Nancy Hughes seconded the motion, motion passed.*


Nancy Hughes, Secretary


Date Approved