



## Clear Lake Keys Property Owner's Association

POA General Meeting Agenda

September 16th, 2025, at 5:00 pm

Meeting held at the Keys Club & via Zoom

**Anyone interested in attending via Zoom, please contact [info.keyspoa@gmail.com](mailto:info.keyspoa@gmail.com) with your RSVP request.**

1. Meeting called to order by: President Ed Legan at: 5:00 p.m.
2. Pledge of Allegiance: Corkey Barnes
3. Roll Call of Board Members:

President: Ed Legan		Director: Ernie Vasherese	
Vice President: Don Whittier		Director: Bruce Last	
Treasurer: Corkey Barnes,		Director: Dan Callison	
Secretary: Kirk Carpenter		Members and Visitors Zoom Meeting	

Also Present Commonwealth Property Management – Vallen Cooper

4. Consent Calendar:
  1. Approve POA Business Meeting Minutes - July 15 2025
    - a. Motion to approve the July 15, 2025 Board Meeting Minutes  
Motion M/S/C to approve - Yeas \_\_ Nays \_\_ passed
5. Treasurer's Report: Presented by Vallen Cooper Commonwealth.  
Motion M/S/C to approve the August 2025 Year to Date Financial Statement -  
Yeas \_\_ Nays \_\_ passed
6. Report of Committees
  - a. Channel Spraying Report and Algae: Ed Legan; Kirk Carpenter
  - b. Architectural Review Report: Ernie Vasherese.
  - c. Neighborhood Watch Report: Mike Herman;
  - d. Abatement Report: Kirk Carpenter
  - e. CC&R's update: Mike Herman, Bruce Last
  - f. POA Newsletter: Judy Bligh
  - g. Admiral Report: Appointment of Kirk Carpenter
  - h. Update Grant, T Klaus Park Funding; Donna Mackiewicz;
  - i. Camera report- Kirk Carpenter, Judy Bligh

**7. Unfinished Business**

- a. Conveyor for Sale
- b. Sale proposal of Spray Boat #4 (Steve Abel's) Kirk Carpenter
- c. Governing Documents Revision Project

**8. New Business:**

- a. Violation Hearing Date – September 20, 2025 at 3:00 pm
- b. Resolution for Fire/Health Violation Classification for Hearings
- c. 2026 Budget Review and Approval

Motion M/S/C to approve the 2026 Budget and Disclosure Updates - Yeas \_\_  
Nays \_\_ passed

**9. Correspondence:** Ed Legan / Kirk Carpenter

**10. Open Forum: 3 minutes allowed if subject isn't discussed in the Business Agenda**

**11. Next Scheduled POA Business Meetings: November 11, 2025 (TBC)**

Next Scheduled POA General Meeting at the Keys Clubhouse September 20, 2025  
,Annual Meeting

**12. Motion M/S/C to Adjourn meeting at \_\_ pm      Motion Yeas \_\_ Nay \_\_ passed**

**2025 POA Meeting DATES**

Saturday, September 20<sup>th</sup>  
**Saturday September 20<sup>th</sup>**  
Saturday, September 20<sup>th</sup>

Board of Directors Closed Hearings 3:00 pm  
**General Membership Annual 5:00 pm**  
Board of Directors after the Annual Meeting

Tuesday November 11<sup>th</sup>  
**Saturday November 15<sup>th</sup>**

Board of Directors 5:00 pm  
**General Membership 5:00 pm**