



Clear Lake Keys Property Owner's Association
Board Business Meeting Minutes
Tuesday, November 11th, 2025, at 5:00 pm
Meeting held at the Keys Club & via Zoom

1. **Call to Order:** The meeting was called to order at 5:00 pm.
2. **Roll Call:**

President: Bruce Last	x	Director: Ernie Vasherresse	x
Vice President: Dan Callison	x	Director: Ed Legan	x
Treasurer: Debe Semon	x	Director: Steve Robin	x
Secretary: Kirk Carpenter	exc	Vallen Cooper – Commonwealth Property Management Zoom Meeting	x

3. **Consent Calendar:**

1. **Minutes Approval – Board Business Meeting - September 16, 2025**
2. **Financial Report Approval - Presented by Vallen Cooper Commonwealth**
MOTION M/S/C to approve the Minutes and October Financial Statement.

4. **Report of Committees**

- a. **Channel Spraying Report and Algae:** Kirk Carpenter reported all channels have been sprayed. One more round will be completed. A notice will be sent out asking owners to let us know if they have any primrose.
- b. **Architectural Review Report:** Ernie Vasherresse no applications received as of now.
- c. **Neighborhood Watch Report:** Mike Herman indicated it has been fairly quiet. Some loose dogs have been noted.
- d. **Abatement Report:** Steve Robin reported that he has been completing inspections and working with CPM to get the letters out. Some are being referred to the county through Code Enforcement after 60 days. There may be some exceptions that are sent immediately. The process is starting to show results. An abatement article will be published in each newsletter. Abatement has to do with property condition, not about people in the community. M/S/C to authorize Bruce Last to contact the attorney regarding a problem homeowner.
- e. **Governing Documents Revision Update:** Bruce Last reported that an owner asked about B&Bs in the property. After researching the current civil law the POA is

not able to restrict the rentals in the community. We have 127 ballots submitted and we need 408 back to go thru the court for court ordered approval of the new CCRs.

- f. **POA Newsletter:** Judy Bligh prepared the Newsletter for the Fall, and the next one will be published in January.
- g. **Admiral Report:** Kirk Carpenter Tabled
- h. **Update Grant, T Klaus Park Funding:** Donna Mackiewicz; Written report provided.
- i. **Camera report:** Tabled.

5. Unfinished Business:

- a. **Conveyor for Sale:** Tabled.
- b. **Sale proposal of Spray Boat #4:** Tabled to January. The attorney will be contacted by the President to determine how to properly sell the two assets.
- c. **Other Old Business:** None.

6. New Business:

- a. **Update of Articles of Incorporation –** The Articles are out of compliance and need to be updated. MOTION M/S/C to authorize the attorney to draft the revised Articles of Incorporation.
- b. **Credit Card Settlement Approval –** Ed Legan updated the Board about this credit card. There is a balance on the card of \$4700 plus. The credit limit was \$1500. It was sent to collection and has been negotiated over many months. A full and complete release would be approved by the President. M/S/C to approve the settlement of \$1500 if the proper Release is received and approved by Bruce.
- c. **Other New Business –** The property map will be posted on the website. Bruce will work to get the map.

7. Open Forum: Complete.

8. Next Scheduled POA Business Meeting: January 13, 2026

Next Scheduled POA Community Meeting: January 17, 2026

9. Adjournment: 6:07 pm