



Clear Lake Keys Property Owner's Association
POA General Meeting Agenda
July 15th, 2025, at 5:00 pm
Meeting held at the Keys Club & via Zoom

MEETING RULES

Audio or video recording is not allowed by attendees. The Secretary will record the meeting and this recording will be kept for content backup of the meeting minutes, and to aid in the preparation of the minutes. As provided in the "Open Meeting Act", Members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Attendees may address issues during the "Open Forum" portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting.

Anyone interested in attending via Zoom, please contact 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 Vasherresse	
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 Agenda:
 1. Approve POA Business meeting minutes May 13, 2025
 - a. Motion to approve Business Board meetings 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 June 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 Vasherresse.
 - 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:**
- 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. **Timeline: CCR and Bylaw Revision Community Meeting August 2, 2025**

8. New Business:

- a. **Violation Hearing Date – August 5, 2025**

9. Correspondence: Ed Legan / Kirk Carpenter

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

11. Next Scheduled POA Business Meetings: August 5, 2025 pre Executive Session Hearings.

September 16, 2025 Budget Meeting

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

Board of Directors requires a quorum, A majority is defined as more than 50% and not 50% plus one. Example 7 boards member would require 4 to attend a meeting to make it a legal voting board.

General Membership requirement of the CC&R is 15 voting members; only one member from that property counts as 1 vote. If either membership requirements are not met than no decision or voting can take place. No minutes are recorded

2025 POA Meeting DATES

Tuesday August 5 th	Board of Directors (Pre Hearing)	5:00 pm
Tuesday July 15 th	Board of Directors	5:00 pm
Tuesday September 16 th	Board of Directors (Budget Meeting)	5:00 pm
Saturday September 20st	General Membership Annual	5:00 pm
Tuesday November 11 th	Board of Directors	5:00 pm
Saturday November 15th	General Membership	5:00 pm