



Clear Lake Keys Property Owner's Association

Board Business Meeting Agenda (draft)
Tuesday, January 13th, 2026, at 5:00 pm
Meeting held at the Keys Club & via Zoom

Anyone interested in attending via Zoom, please contact info.keyspoa@gmail.com with your RSVP request.

1. Call to Order
2. Roll Call:

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

3. Summary of Executive Session
4. Consent Calendar:
 1. Minutes Approval – Board Business Meeting – November 11, 2025
 2. Financial Report Approval - Presented by Vallen Cooper Commonwealth.
5. Report of Committees
 - a. Channel Spraying Report and Algae: Kirk Carpenter
 - b. Architectural Review Report: Ernie Vasherese
 - c. Neighborhood Watch Report: Mike Herman
 - d. Abatement Report: Steve Robin
 - e. Governing Documents Revision Update: Bruce Last
 - f. POA Newsletter: Judy Bligh
 - g. Admiral Report: Kirk Carpenter
 - h. Update Grant, T Klaus Park Funding: Donna Mackiewicz;
 - i. Camera report: Kirk Carpenter, Judy Bligh
6. Unfinished Business:
 - a. Update of Articles of Incorporation Attorney Proposal – Bruce Last
 - b. Adams Sterling Unpaid Legal Bill – Bruce Last
 - c. Credit Card Settlement Update - CPM

- d. Conveyor for Sale**
 - e. Sale proposal of Spray Boat #4 (Steve Abel's) Kirk Carpenter**
 - f. Hwy 20 Lot Status**
 - g. Other Old Business**
- 7. New Business:**
 - a. 2025 POA CPA Financial Review Discussion - CPM**
 - b. Governing Documents Ballot Extension (if necessary)**
 - c. Other New Business**
- 8. Open Forum: 3 minutes allowed if subject isn't discussed on the Business Agenda**
- 9. Next Scheduled POA Business Meeting: TBC March 13, 2026, at 5:00 pm**
Next Scheduled POA Community Meeting: January 17, 2026, at 5:00 pm
- 10. 6:30 - Adjournment to a Closed Executive Session to hold Violation Hearings**