



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.keysboa@gmail.com with your RSVP request.

1. Call to Order

2. Roll Call:

President: Bruce Last	Director: Ernie Vasheresse	
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 Vasheresse
- 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