



**Clear Lake Keys Property Owner's Association**  
**Membership Meeting Minutes**  
**Saturday, November 15th, 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

The Board reviewed the activities of the January 2026 Board Meeting as follows.

3. **Consent Calendar:**

1. **Minutes – Annual Meeting - September 20, 2025**
2. **Financial Report Approval - Reviewed by Vallen Cooper Commonwealth**

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 in the Newsletter asking owners to let us know if they have any primrose.
- b. **Architectural Review Report:** Ernie Vasherresse no applications were received.
- 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 code the POA is

not able to restrict the rentals in the community. We have 127 ballots submitted and we need 408 back to go through 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. The Board authorized the attorney to draft the revised Articles of Incorporation.
- b. **Other New Business** – The property map will be posted on the website. Bruce will work to get the map.

**7. Next Scheduled POA Board Meeting: January tbd, March 14. 2026**

**8. Adjournment: 5:45 pm**