



Clear Lake Keys Property Owner's Association

General Membership Meeting Agenda
Saturday, November 15th, 2025, 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. Pledge of Allegiance
3. 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	

4. Consent Calendar:

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

6. 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 – Air B&B Clarification
- 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

7. Unfinished Business:

- a. Conveyor for Sale
- b. Sale proposal of Spray Boat #4 (Steve Abel's) Kirk Carpenter
- c. Other Old Business

- 8. New Business:**
 - a. Update of Articles of Incorporation**
 - b. Other New Business**
- 9. Open Forum: 3 minutes allowed if subject isn't discussed in the Business Agenda**
- 10. Next Scheduled POA Business Meeting: January 13, 2026**
Next Scheduled POA Community Meeting: January 17, 2026
- 11. Adjournment**