



Clear Lake Keys Property Owner's Association

Board Business Meeting Agenda

Tuesday, March 10th, 2026, at 5:30 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:	
Vice President: Dan Callison	Ex.	Director: Ed Legan	
Treasurer: Debe Semon		Director: Steve Robin	
Secretary: Kirk Carpenter		Vallen Cooper – Commonwealth Property Management	
		Zoom Meeting	

3. Summary of Executive Session (if applicable)
4. Consent Calendar:
 1. Minutes Approval – Board Business Meeting – January 13th, 2026
 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:
 - 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 Amendment (Tabled)**
- b. Adams Sterling Unpaid Legal Bill – Bruce Last**
- c. Credit Card Settlement Update - CPM**
- d. Equipment Discussion**
 - 1) Disposing of equipment or not (spray boat, conveyer)**
 - 2) Repair and/or conversion of equipment**
 - 3) Purchase of equipment**
 - 4) Authorize solicitation for bids**
 - 5) Funding for removal of debris, docks, other items to be disposed of and taken to the dump, etc.**
- e. Hwy 20 Lot Status**
- f. Governing Documents Ballot Extension to May 16th, 2026 - Announcement**
- g. Other Old Business**

7. New Business:

- a. 2026 Meeting Dates Confirmation (May 12, July7, October 13 (Budget Approval)**
 - b. Abatement Rules Process and Procedure Establishment Project**
 - c. Architectural Rules Process, Procedure, Fees and Approval Establishment Project**
 - d. Weed Spraying Proposal Approval**
 - e. Committee Appointment**
 - f. Adopting Smart Sheets for Communication and Violation Tracking and Other Items as Needed**
 - g. Other New Business**
- 8. Open Forum: 3 minutes allowed if subject isn't discussed on the Business Agenda**
- 9. Next Scheduled POA Business Meeting: Tuesday, May 12th, 2026, at 5:30 pm**
Next Scheduled POA Community Meeting: Saturday, May 16th, 2026, at 5:00 pm
- 10. 6:30 - Adjournment to a Closed Executive Session**