

POINT VENTURE PROPERTY OWNERS ASSOCIATION, INC.

NOTICE OF BOARD OF DIRECTORS REGULAR MEETING

TO BE HELD ON December 13, 2025

Please be advised that the Board of Directors (the “Board”) for Point Venture Property Owners Association (the “Association”) intends to conduct a regular meeting of the Board at 9:00 a.m. on December 13, 2025 at Point Venture POA Venture Room, located at 555 Venture Blvd. S., Point Venture, Texas 78645 (the “Board Meeting”)

I. Establish Quorum & Introductions

At the Board Meeting, the Board may discuss and/or take formal action concerning the following matters:

ITEMS UNDER PARAGRAPH II ARE CONSENT AGENDA

II. Approval of the Minutes

1. October 18, 2025

III. Treasurer’s Report – (September, October 2025)

1. Motion to approve/acknowledge the September and October 2025 financials.

IV. President’s Report – Report combined with Manager’s Report

V. Manager’s Report – Lori Martin

VI. Golf Report – Justin Orbin

VII. Member Input and Inquiries: Members who wish to speak should sign the sheet at the back of the room. Each speaker will be limited to three (3) minutes uninterrupted.

VIII. **UNFINISHED BUSINESS** – None

IX. **NEW BUSINESS**

1. Motion to approve the hiring of Timothy DeVolt and Company P.C.- to complete the 2024 tax return in the amount of \$290.
2. Motion to approve the expenditure of \$63,023.69 to Dependable Dock for installation, adjust cabling and installing anchor blocks. This includes some routine maintenance as well.
3. Motion to approve the expenditure of approximately \$13,136.63 to American Door and Glass to install three (3) new doors at the Caddie Shack.
4. Motion to approve the 2026 Golf Department rates, including the Caddie Shack rates.

5. **PRESENTATION OF 2026 BUDGET**

6. Motion to approve the 2026 proposed Budget with no monthly assessment increase (\$140/month)

X. Adjourn