

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
TWIN OAKS VILLAGE COMMUNITY ASSOCIATION, INC.**

**July 23, 2015  
11201 Lake Woodbridge  
Sugar Land, Texas 77498**

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**CALL TO ORDER AND ADOPT AGENDA**

A quorum having been established, Mr. Tice called the meeting to order at 7:06p.m. Board members in attendance were Rob Tice, President, Paula Urban, Vice President/Treasurer, Sonyan Stephens, Secretary, Brian Planz, Director and Max Olguin, Director. Also in attendance, Ry Reid, PCAM, CMCA, AMS representing Sterling ASI.

Ms. Urban made a motion to accept the agenda, second by Mr. Planz.

Homeowners in attendance: Ms. Akanu, Ms. Perriera, Mr. Eldridge and Jeff Seabolt, Owner Aquatico Pools.

The Board convened into the General Business Meeting at 6:30pm.

**COMMUNITY FORUM**

Mr. Eldridge discussed a driveway extension that he submitted. He wanted the specifics on what to submit in order to have this approved. Mr. Tice stated concrete is not allowed however, stones or slate would be reviewed by the Committee.

**MINUTES REVIEW**

The Board review the June 25, 2015 meeting minutes. Ms. Urban made a motion to approve the June 25, 2015 Meeting minutes as corrected and Ms. Stephens second and the Board approved.

**FINANCIAL REVIEW**

The Board reviewed the June 2015 Financials.

**EXECUTIVE SESSION**

At 6:58 the Board convened into Executive Session to discuss issues homeowners had.

The Board discussed a force mow and removed stains from their home with a resident. They were out of the country and could not pick up the letters nor complete the task.

Another Resident discussed the fact that they were charged penalty and interest and requested the Board waive the attorney fees, penalty and interest fees. Ms. Urban explained the statement the resident brought in and the resident know understood what the charges were for.

At 7:30pm the Board adjourned from Executive Session and entered into General Business.

**POOL ISSUES**

The Board discussed with Mr. Jeff Seabolt the issues as follows:

1. Lifeguards not presenting themselves properly as an employee of Aquatico.
2. Smoking inside and outside the pool area.
3. Horseplay when they should be attending to their life guard duties.
4. Allowing friends, who are non-residents of Twin Oaks Village into the pool.
5. Public Display of Affection by life guards when they should be working.
6. Not manning the life guard stand when residents were in the pool.
7. Cleanliness of the pool.
8. Not taking the trash to the curb.

The Board advised Mr. Seabolt that all of the above items must be corrected within the next 60 days. The Board also requested that Mr. Seabolt place opening and closing checklists for the life guards and provided a copy of Code of Conduct for the life guards' use. The Board also recommended that he place pictures and names of the life guards on duty so the residents will know them. Mr. Seabolt stated that all items will be corrected immediately, already have a checklist on the bathroom doors for the life guards to use, and will ensure that they use the checklist.

**OLD BUSINESS**

**Fountain Vault Door**

The Board requested that proposals for refurbishing or replacing the Vault door be obtained. The door should be made of aluminum.

Irrigation

The Board also requested that Monarch be contacted and to inspect all irrigation covers are in place.

**EXECUTIVE SESSION**

The Board adjourned to Executive Session at 8:45pm.

The Board reviewed the Attorney Status Report, Delinquency Report and the Deed Restriction Inspection Report. No action needed to be taken.

The Board discussed the Resident's request to waive fees for a violation. The Board was not in favor as they felt the owner should have someone who would pick up their mail and attend to any business concerning their home.

The Board discussed the Resident's request to waive attorney, penalty and interest fees. The Board declined to approve this request as the resident had more than enough time to respond to the attorney or to the Management Company.

The Board adjourned the Executive Session at 9:07pm and convened back to the General Business meeting.

The next Board Meeting (2016 Budget Meeting) will be August 27, 2015, 6:30pm at 11201 Lake Woodbridge, Sugar Land, Texas 77498.

With no further business to come before the Board, Ms. Urban moved that the meeting be properly adjourned at 9:08 pm; with Ms. Stephens second and the motion passed unanimously.

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Sonyan Stephens, Secretary