

Highlights from the POA Board Meeting February 23, 2026
“Reimagining Together”

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Deta Rogillio made the following announcements:**
 - Employee of the Month – Bailey Gresham – Pro Shop
 - There are two positions and two Board of Trustees positions up for election. Applications must be turned in prior to 5pm on March 4, 2026.
 - Westwood Shores will sponsor the Sheriff’s Breakfast on the following dates:
March 12 in Groveton
May 14 in Trinity

Reports:

- **Constable Report:** No report
- **Access Control:**

Trustee Deta Rogillio announced the Access Control monthly statistics as of February 16 are: Access Control logged in 1,914 vehicles for the POA, 1,047 contractors, 71 guests to Marina Village and 399 guests to the Club House. For the year 2026, 5,925 guests have been checked in for the POA, 3,165 contractors, 202 Marina Village guests and 863 guests for the club. A total of 10,155 guests has been checked in so far this year. 491 guests have been called in for this year. Gate Sentry is up to 73% usage by our property owners.

If you did not get your window sticker previously, you may stop by the Access Control Gate house and get yours. Due to only having one staff member working until 9:00am and one working after 5:00pm, you may be asked to come back if the employee is busy. Everyone using the tag lane needs a sticker on their vehicle.

- **ACC Report:**

For the month of February 2026, there were 2 additions/improvements, 2 propane tanks and 1 fence approved.

- **Maintenance Report:**

Supervisor Chris Williams reported the fence on 356 was replaced, continued working on cleaning up mowing lanes, worked on straightening up street signs and finished painting the curbs at the POA office. There was a cleanup around the clubhouse and the tennis courts. Ditches continue to be cleaned out and working on clogged culverts. Cleaned up and reorganized around the maintenance shop to make room for new equipment.

- **Budget Report:**

Christopher Hinshaw, our financial manager, reported that the Association ended January 2026 with approximately \$1,426,146 in liquid assets. The total Association operating income for the month of January was \$1,832,886 and was less than the budget by \$149,264. Our total

operating expense was \$575,931 and was \$38,104 better than the expense budget for the month. The total net income for the month of January was \$1,256,955 and was worse than the budget by \$111,160. Total payroll expense for the entire association was better than the budget by \$17,854 for the month of January.

- **Deed Violations Report:**

24 corrected, 8 new violations, 9 at legal or Public Nuisance and 37 open violations

Many of these violations are due to junk being left out around the house and several did not get ACC approval prior to their project.

Greens Committee Report:

No meeting.

- **Roads Committee Report:**

No meeting.

- **Country Club Committee Report:**

No meeting.

- **Strategic Planning Committee Report:**

Trustee Ron Auvenshine reported the structure for both the marketing and financial committees has been approved by the BOT. Review of potential applicants has begun and a process for improving the accuracy of property owners email address is being worked on.

- **Neighborhood Watch Committee Report:**

No meeting

- **Maintenance Committee Report:**

No meeting

Communications Committee Report:

No meeting

- **Items for Ratification:** None

- **Items for Consideration:**

ACC Committee

1. To remove the BOT preapproval for consolidation

ACC decided more study and discussion was needed before this comes back to the BOT.

Budget Committee

1. To accept the contract with Canady & Canady to engage in the 2025 Tax Return

Approved

2. To purchase the “Galaxy” lift for the renovation of the upstairs of the clubhouse for approximately \$13,000

Approved

General POA

1. Approve the Seventh Consolidated, Restated and Amended Bylaws of the Westwood Shores Property Owners' Association. Article VII; Section 5; Indemnity of Trustees and Officers (a) Subject to the exceptions and limitations contained in Section ~~IX.5b~~ VII.5b (this was a typo error) Article IX; Amendments Diana Barak changed to Ron Auvenshine
Approved

2. Approve the request to install a Blessing Box in the Westwood Shores community that will be taken care of by Neighbors Helping Neighbors and volunteers. A food drive will occur to start the inventory of food products.
Approved

- **Owners' Questions and Comments:**

1. A property owner had requested consolidation of lots and was denied due to it being another outbuilding. The property owner stated in his opinion, the garage did not fit the definition of an outbuilding.
2. A property owner inquired when the 2024 Audit will be ready. *Canady & Canady had just contacted the financial manager to inform him we should have the audit report at any time.*
3. A property owner inquired again about the property in Marina Village and whether we were paying taxes on the property. *The Association is not paying taxes and noted the TCAD plats are not necessarily correct.*
4. A property owner complained about the dogs running loose and requested the POA do something about it. *The POA does everything they can legally to assist in the situation. Residents need to take a picture of the dogs running and a picture to confirm where the dog lives and then send both into the POA office for the POA to be able to address the issue.*
5. A property owner shared their concern about the abandoned homes in Coach Village as well as the trash and debris laying around and the fire hazard it creates. *The abatement process the Association must go through was explained and mentioned the fact that the county has lost the previous paperwork three different times. Trustee Deta Rogillio stated she will personally take the paperwork to the county. It was also suggested that any property owner can go to a commissioner's court and voice their concern.*
6. A property owner asked for clarity on the changed POA policy rule concerning multiple vehicles on lots. *There will be only 2 vehicles (including boats and trailers) allowed to park on a vacant lot. There will not be a "legacy" situation for this going forward.*

7. A property owner asked if the upstairs renovation of the clubhouse still falls within the \$100,000 projection. *Yes*
Also asked if there must be a fire escape provided. *No*
8. A property owner inquired whether there will be an opportunity for the community to offer input for future changes to the clubhouse. *Yes, this will be done through surveys and town hall meetings.*
9. A property owner suggested to the BOT that a list be compiled showing how many homes have been removed in Coach Village over the years and the amount of money the BOT has spent trying to improve Coach Village.
10. A property owner brought to the attention of the Board that the US Flag was touching the floor in the dining area and should be hung appropriately. *This will be taken care of.*
11. A property owner voiced their frustration in trying to remember their password and how WS Connection works. Ask if there is anything that can be done. *WS Connection is the official POA communication and encourages property owners to take time to learn how to use it. You can access the site as a guest without using a password. If you need assistance, communication. committee members are ready to help anyone if you lose your password or just need help with understanding how it works.*

Next Board meeting will be March 23, 2026