

Highlights of the POA Board Meeting August 24, 2026
“Reimagining Together”

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **The following announcements were made:**
 - Employee of the Month – Lexi Medina – 19th Hole Bar & Grill
 - Beautification Buddies will have a tree service company trim and cut back all the trees at the Memorial Garden next month to help open the area and make it more appealing. Thanks to all who donate and support the Beautification Buddies.
 - New Members meeting was held with approximately 30 property owners attending. Valuable information was shared with the attendees, and the POA appreciated all that came and the presenters.
 - Sheriff’s Town Hall meeting is being held Monday, 24, at 5:30 in the clubhouse. Topics will cover the County budget and Flock cameras.
 - There are now “take-home menus” for the 19th Hole Bar & Grill. They are located on the bulletin board wall outside the pro shop hall door.

Reports:

- **Constable Report:**

Mark Cole thanked everyone for their condolences and prayers in the passing of his wife. Texas Parks & Wildlife have determined there are 9 alligators in our interior lakes and have allowed the POA to auction off 6 tags. Mark has also been verifying the locations of all the deer stands for the deer harvest and making sure they are in a safe location.

There will be a hunting meeting this Thursday, the 27th at 5:00 in the clubhouse. This year’s hunt will be open to only Westwood Shores property owners and their families.

- **Access Control:**

Trustee Deta Rogillio announced the Access Control monthly statistics as of August 15 are: 88 new names have been entered into the gate system for the year 2026. The total number of individual names entered is 2,070, and the total number of tags entered is 4,386.

As of August 15, Access Control logged in 2,238 guests for the POA, 1,135 contractors, 122 guests to Marina Village, and 292 guests to the Club House. For the year 2026, 34,118 guests have been checked in for the POA, 15,825 contractors, 1,901 Marina Village guests, and 5,432 guests for the club. A total of 57,580 guests has been checked in so far this year. 2,841 guests have been called in for this year.

Reminder to use Gate Sentry to put in guest and service companies.

- **ACC Report:**

ACC Chairperson reported that YTD the following have been approved: 8 new homes, 2 storage buildings, 18 improvements, 4 consolidations, 18 fences, 6 propane tanks and 10 denials. For the month of August 2026, the ACC application approvals were:

Fences -4, Improvements -2, Lot consolidation – 1, Walkway – 1, Mobile Homes – 2.

The committee continued to review the ACC Policy for recommended changes.

- **Maintenance Report:**

Supervisor Chris Williams reported the summer mowing and weed eating continues. Installed new handrails in the club house lift, added new handicap parking signage in front of clubhouse, and installed new TV in the clubhouse lobby. New faucets were installed in clubhouse restrooms, and bookcases from old POA offices are being moved to new POA offices.

Diversified repaired the sinkhole on Westlake Road, and ditch work down Meadow Lake has been completed. Currently, maintenance is waiting for a list of proposed park areas from the Maintenance & Roads committee to begin clearing.

- **Budget Report:**

Christopher Hinshaw, our financial manager, reported that the Association ended July 2026 with approximately \$1,350,613 in liquid assets. The total Association operating income for the month of July was \$442,657 and was better than the budget by \$173,272. In-house collections contributed approximately \$174,385 to the total income in July. The total operating expense for July was \$447,004 and was over the budget by \$15,218. The total payroll expense for the entire association was \$23,660, under the budget for the month. The Association budgeted for a net loss for the month of July; however, the Association did better than the expected loss by \$158,054. Year-to-date, the Association expected to have a budgeted net income of \$746,475; however, the Association was over that budgeted amount by \$459,881.

- **Deed Violations Report:**

Christina Rowe reported there were 34 new violations, 7 at legal or Public Nuisance, and 50 open violations. This past month, work continued on yard maintenance and improper storage of trailers, boats, and ATVs. If you need to park a boat, trailer, or RV temporarily, please contact the POA office ahead of time. Special thanks to those who have been particularly good at responding and communicating with POA staff regarding their violations.

Reminders: Walking dogs on the golf course is not permitted and parking on public roads and lanes is a deed violation.

- **Greens / Recreation Committee Report:**

Golf Tournaments – Revenue from tournaments was reviewed and discussed, and concluded they bring in substantial revenue.

Marshall's Update – Josh has secured 2 new non-members to serve as Marshalls, and they have started working Friday – Sundays.

Disability Flags – Flags have been received. Disabled members will be issued a Westwood Shores flag at a fee of \$10. You will be required to complete a disability application and have proof of your disability. The \$10 fee will be refunded once you no longer need the flag.

Beverage Cart – Runs on Fridays - Sundays from 9:00 – 6:00. Also discussed running the beverage cart on WSGA tournaments.

Tuesday Couples Golf – discussion why times are blocked out on the first and third Tuesdays for this event. Reasons were due to not being able to determine which 9 holes will be played until tee-off time. All golfers are still allowed to play once the league golfers have teed off.

Putt-Putt Golf Course – discussion was held concerning renovating the putt-putt course at its existing location or building a new course by the clubhouse. Pros and Cons were discussed and the committee agreed renovating the course makes the most sense at this time.

Lakes Recreational Usage – discussion was shared concerning the vegetation in the interior lakes and what process might be done to clean them up. Also improved signage for launching around the lakes was discussed.

- **Country Club Committee Report – did not meet.**
- **Maintenance and Roads Committee – did not meet.**
- **Strategic Planning Committee – no report.**
- **Neighborhood Watch Committee Report:**

Trustee Susan Keel reported Connie Swiderski, being the technical side of Connections, presented a brief review of the information that is available for the Neighborhood Captains to review, edit and print as needed under My Neighborhood. Residents that lease property, can provide emergency information to the Zone Captains, and will be identified as “Lease.” Only owners of properties have a Connections account and have access to other residents within their Zones. It was made clear to everyone that we do not add a new build.

Neighborhood Night Out will be October 17, from 5 p.m. – 7 p.m.

- **Civic Association Report:**

The following highlights were reported:

- June 18th was a Fiesta Civic Dinner. We collected \$736.00 with expenses being \$816.00.
- July 3rd - America's 250th Birthday Cake and Cupcakes when the food was served. Expenses were \$209.81.
- July 16th - Italian Dinner. We collected \$833.00 with expenses being \$800.00. Everyone enjoyed the 19th Hole's pasta dinner.
- August 8 - Social Bingo. The last 2 games included the entry money and lottery tickets. Each prize was \$85 cash and some lotto tickets. It was a fun evening of Bingo.
- August 13th, we ordered table and chair sets from Pollywood for the Clubhouse patio. It is 1 - 6 topper set and 1 - 4 topper set. Total cost is \$3,944.00. We are waiting for them to be shipped and delivered. Thank you for all that contributed to Civic that allows us to purchase items that Brad, Trista and Josh indicate are needed.
- August 20th - Civic Appreciation Dinner.

- September 15th - Annual Chili Cook Off and Bakery Donation and Silent Auction. Looking forward to tasting the chili and bakery.

- **Communications Committee Report**

Trustee Cheryl Savage reported the need for more committee members and specifically looking for those with talents in graphic design and tech support. Committee is working on re-introducing the *Communique* as a vital tool for community updates. They also plan to reach out to meet with all local Westwood Shores organizations and encourage use of WSC and continue to promote announcements through the platform. Committee will continue to work through issues in order to make for friendlier usage.

Items for Ratification: (motions made via email) None.

Items for Consideration:

1. Motion from ACC to approve 09-02-24 124 Greenway for consolidation. *Approved*
2. Motion to accept bids for the Alligator Hunt Tags beginning at \$100/tag and having 6 tags with the highest bids getting 1 tag per the highest bid, then next highest bid getting the second tag etc. - *Approved*
3. Motion to consider offer from a resident to mow lots with violations at a cost of \$50 per lot to bill back to the homeowner at that rate plus the violation fine. *Tabled for the Executive meeting due to contractual information.*
4. Motion to adopt the Capitalization and Fixed Asset Policy. *Approved with edits.*
5. Motion to review the quotes from Shred-it for a shreds event as well as a shred for old POA documents that are outside of the required retention period. *Approved – dates will be emailed out for this event.*
6. Motion to review quote for the new gates at the pool as well as rail for steps. *Approved the new gate expense to allow Sentry Solo to be used. Pool railing was tabled as more research is in process.*
7. Motion to approve the Board Communications and Messaging Policy. *Tabled for further review.*
8. Motion to locate the Civic Club Association Car Show to the west end of the club house. Car participants will be property owners of Westwood Shores. *Approved*
9. Motion to approve the renovation of the existing Putt-Putt golf course in its current location, authorize the allocation of up to **\$15,000** from POA funds for the project, and establish a new **Putt-Putt Golf** line item in the POA budget, with an initial allocation of **\$5,000** to that line item. *Approved*

- **Owners' Questions and Comments:**

The following questions and or comments were in the POA meeting:

1. Resident inquired about the abandoned house next door and when will the lawn be addressed? *Work order will be put in for this.*
2. Resident asked when the last survey results will be shared with the community. *The POA Board will publish this soon. The survey results were also shared with a design company, and they are currently working on phases for renovation based on community feedback.*
3. Serious erosion by the Y mailboxes was brought to the attention of the POA. *Maintenance will inspect.*
4. Resident shared the concern that the 2024 audit has not been completed. *Board shared their frustration with this and has been working diligently to get the audit completed. Board is under the impression that it should be completed soon.*
5. Appreciation was offered by a resident for Sentry Solo coming for pool usage. Ask to be able to swim earlier next year with the new entry process in place. *Board will consider this.*
6. Resident inquired about the penalty to park under the patio cover when it is raining. *Board will discuss this.*
7. Resident shared concern about a culvert in the Spring Lake area. *Board asked that the information be emailed to the POA and they will have Maintenance look at the issue.*
8. Question was asked if Sentry Solo can set the times when the pool gates are open. *Yes, the POA can set the opening and closing times of the pool through the gate program.*
9. When Maintenance is putting down asphalt in the potholes, suggest the POA use a roller to pack the materials. Also thanked Maintenance for consistent mowing of the end of the driving range.
10. New resident stated Entergy has not come out to remove the old pole they replaced along with debris. *Encouraged the resident to continue calling Entergy daily for remedy.*
11. Inquiry as to what dates the "Shred Event" would be. *POA is working with the company to set the date. Community will be notified.*
12. Resident suggested putting carp in lakes to clean up the vegetation growth. *POA recently met with an aquatics specialist and was told carp only eat a particular type of vegetation and most of the interior lakes do not have that type growing. Other methods of control are being considered.*
13. Resident asked maintenance to look at a road issue she had at her house. *POA asked her to send address and information to the office and Maintenance would take a look.*
14. Announcement was made that August 29 is the day for the Putt-Putt demolition. *An email will be sent out with more information.*
15. Resident raised concern leaving the Putt-Putt course where it is due to the potential for land usage in the future. *POA felt at this time this was the best location, and future use of the land will be determined by community input.*

Next Board meeting will be September 28, 2026