

WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC.

**MINUTES OF The Board of Directors
July 11, 2026 @ 10:00 AM**

DIRECTORS PRESENT:

Billy Parker - President
Chris Reddick
Shawnah King
Pamela Zinnante
Cliff Warren

DIRECTORS ABSENT:

IMC:

Kerrie Stone

OWNERS PRESENT:

20 owners, per sign in sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum made; B. Parker calls Mtg. to order at 10:05. Pam Z moves to approve agenda with addition of ratification of 2 electronic votes. Boat storage electronic vote to allow for not more than \$7000 to come from general funds and to be returned to that fund. And \$46,500 to be used to repair Silver Lakes from existing budget for road repair. C. Reddick moved to ratify 2 Votes in open meeting. Cliff seconded and both ratifications were unanimous.

APPROVAL OF MEETING MINUTES:

Shawnah made a motion to approve March 28, 2026, Meeting Minutes. Cliff 2nds and motion carries.

FINANCIALS

C. Warren presents financials. IMC Portal will retain copy. Pam moves to approve report. Shawnah 2nds. Motion carries.

OLD BUSINESS

Split Roadway Project: C. Reddick reviewed. Not as bad after minor asphalt repair. Cliff & Chris to look at site together.

B. Parker presents that boat storage is nearly complete. Railroad ties to be used as curbing. Bill reviewed road repair sites chosen in community and why. New standard in repair has improved longevity. 2 inches over compacted surface. 1 year warranty by Ascrete after completion.

(Member raised issue for boat storage subletting, liability discussion... further dialog needed)

Other sites being looked at for use of remaining 2026 road repair budget. \$28,500 remaining. Island Point in need of repair. Areas around pool 2. New builds can compromise repair. Ascrete has looked at 6 areas. 2027 budget will be addressed.

Undine dockets and issues discussed by V. Zinnante. Bulk rate and grinder pump litigation discussed. Dockets #59366 and #59099 can be found for review on the PUC Interchange.

Ad Hoc committee for budget/audit review: (renamed Audit Practices, Procedures and Review Committee) C. Reddick to be board liaison. Member volunteer names include Heather Parker, Glenda Day, Ken Ballard, Vince Zinnante and Michelle Smith. Bill calls for motion. Reddick moves to approve committee and Cliff 2nds. Board unanimously approves.

Danielle updated members on DCCR committee review process. Reminder that goal is to draft 1 set of governing documents for all sections that serve to protect property values. Summary to be drafted by September and then

E-blasted out for review and town hall meeting discussions. Hope to finalize by end of year and send out for votes by members. 67.7% approval needed for adoption. Block captains in sections may assist in future.

NEW BUSINESS:

Bill Parker reviewed possibilities for improvements for clubhouse space. New location or enhanced clubhouse building. Both current structure and layout need improvement.

ACC committee is currently reviewing whether 2 applications can be put in place.

C. Warren reminded members that new building applications and property improvements like fences and other types of improvements could be different applications. Fee structure differences, road use impact depending on trucks.

Shawnah reviewed member requests for pickle ball courts. She will research bids and get back at next meeting. Use of tennis versus basketball court will be reviewed. Shawnah calls for member

EXECUTIVE SESSION RECAP:

Board reviewed delinquent accounts, ACC application differences were discussed, review of volunteers for Ad Hoc committee presented, possibilities for new POA legal representation. Look into IMC options & other local legal offices. IMC doesn't have attorneys that work for them, just POA law firms they commonly use.

COMMITTEE AND SOCIAL

Residents gave a July 4th party not connected to the neighborhood. Deborrah Reddick asked about a more structured set up for committees and social events. She's willing to head something up.

PUBLIC QUESTIONS/ COMMENTS:

Member approves looking for new attorney locally.

Member thanks board for new "no wake" buoys, though boats seem to speed up once they pass the buoys.

(Now that we have buoys, we can ticket them with photo evidence.)

Does Undine test water quality? Members question whether pipes are getting flushed.

How many pipes are broken?

Danielle Frasier questions water quality in neighborhood without expensive filters. She had a plumber come out when Undine said the problem was on her side. It was not on her side.

Vince states complaints need to be made regarding pressure and quality to TCEQ.

Greg Smith has a filter he's been impressed with... double filtered.

Could neighborhood do a survey of water pressure quality and map it through neighborhood?

Pam Z reminds members that water pressure and quality are an Undine issue. The POA is a rate payer and isn't responsible for water quality or pressure, but will support members with information.

On the Wildlife side, now is the time for snakes, a lot of deer activity, even alligators. Be aware.

ADJOURN:

Bill asks for motion to adjourn. Cliff moves. Shawnah seconds and it carries. Meeting adjourned at 11:26.

Approved: Pamela Zinnante Date: 9/26/26
Pamela Zinnante, Secretary