

WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC.

**MINUTES OF BOARD MEETING
November 15, 2025 @ 10:00 AM
1 Pine Boulevard**

DIRECTORS PRESENT:

Billy Parker - President
Rodger Moore – Vice President
Mitch Cady – Vice President
Pamela Zinnante – Secretary

DIRECTORS ABSENT:

Cliff Warren

IMC:

Kerrie Stone

OWNERS PRESENT:

31 owners, per Sign-In Sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established; B. Parker called the meeting to order at 10:01 AM.
R. Moore made a motion to adopt the agenda. M. Cady seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

R. Moore made a motion to approve September 20, 2025, Meeting Minutes. M. Cady seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

K. Stone stated the Operating account has \$70K, with CD's & Reserve accounts totaling \$494K, and an Asset total of \$765K. Liabilities total \$765K. Expenses for October were \$27K.
R. Moore made a motion to approve October 2025 Financials. P. Zinnante seconds the motion, and it carries.
Members request the opportunity to review 2026 budget before board discussion; board approves tabling.
Management will eblast the 2 page budget outline to members prior to the next meeting.
2026 Budget was tabled until the next meeting.

BOARD/COMMITTEE REPORTS:

NEW BUSINESS:

P. Zinnante made a motion to move forward with the review of DCCRs for future amendment.
B. Parker seconds the motion, and it carries.
Committees forming to review and recommend changes to members. Multiple committee meetings will be held, then townhalls to include all members. 67% vote by members per section will be needed to update DCCRs, hopefully to arrive at a uniform set of DCCRs for the 15 sections.

Time and Talent Survey to be emailed to members with an interest in serving the community.
SJRA to begin 50 year watershed sediment studies in 2026.

Handouts made available to members:

- Possible routes to grants: sedimentation, flooding, sand removal, USGS gauge
- DCCR mission statement; revised after presentation to members
- County and state officials' phones for comment, complaint:
regarding sedimentation, flooding, road repair, water rates
- Office of Emergency Management
- Forestry service contacts

EXECUTIVE SESSION RECAP:

Board reviewed delinquent accounts and deed restriction violations.

COMMITTEE AND SOCIAL

Christmas Party/Golf Cart Parade – December 13

Pam Zinnante asks for volunteers to decorate front gate and common areas within the next couple weeks. Deborah Reddick volunteered. Date will be relayed when decided on.

PUBLIC QUESTIONS/COMMENTS:

Lights needed at Pool 2 for people working out.

Fence Repair & possibility of Shade Sails at Pool 1 / welding and repair needed

(Members expressed possibility of skilled residents to bring costs down.)

Fence Painting at Pool 1

Pool Chiller: previous fundraiser to help with cost but another member questioned efficiency

Newsletter suggested as way of getting more information to residents. Board agrees to email updates between meetings as needed.

Members at Large – advising Board of community concerns; Glenda Day possibly interested.

Foreclosure of Lots:

Discussion as to green space drainage benefit (per forestry service recommendation) versus cash benefit from publicized POA auction. Need review of locations, cash value of properties.

Board members being appointed: review of Tx. Prop. code 209.0051, historical review, DCCRs

Pier & Beam: would it be possible as an ACC requirement? Discussion of worsening drainage & flood possibilities. County build elevation still 210' but the county will not require foundation type.

Builders versus owner responsibility for new build violations/ ACC costs. Search needed for archived meeting minutes for increases.

Assessments: Concern of possible increase. Budget discussion is tabled till January meeting, but Board attempts to quiet rumors stating an increase hasn't been discussed.

ADJOURN:

R. Moore made a motion to adjourn at 12:16 PM. M. Cady seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone and Pam Zinnante.

Approved: Pamela Zinnante Date: 2/5/2026
Pamela Zinnante, Secretary