Sherwood Shores III
Property Owners Association

Special Board Meeting Minutes
August 29, 2026

1. Call to Order by: Bil Bacot, President
    a. Time: 10:07 a.m.
    b. Board members in attendance:
    Bil Bacot, President, via Zoom
    Manny Alarcon, Vice President, via Zoom
    Mary Chidgey, Treasurer
    Lisa Hakker, Secretary
    Jeanine Christian, Director
    Kimberly Wall, Director
    Dorthy Lyon, Director
    c. Quorum present

2. Unfinished Old Business

    a) Waterfront Park Dock Repairs: The Board is in receipt of three different quotes, with the project scope of removing the existing rotted boards, installing 60 linear feet of composite siding; with one set of bumper boards on the back side and sides of the dock and two sets of bumper boards on the front side; and reinforcing the handrails. The lowest priced quote came in from L&R Welding and Construction with a $2,500 estimate; Austoria quoted $7,400 and KT Waterfront quoted $10,120. Bil Bacot made a motion to proceed with the lowest quote with L&R Welding and Construction; Kimberly Wall seconded the motion; all in favor and motion passed.

3. New Business / Open Forum Discussion

    a) POA Website Renewal: The Board is in receipt of the invoice from Barlisa Enterprises, totaling $713.98, which is $650 for the domain name, 1 year of hosting, 1 year security certificate, monthly website updates, and uploading the association documents. The additional amount of $63.98 was previously approved during the last Regular Meeting on 7/11/26. Dorthy Lyon made comments about wanting to see more from the website page counter. Bil Bacot made a motion to approve payment; Manny Alarcon seconded the motion; all in favor and motion passed.

    b) Neighborhood Clean Up: Approval of donation funds to Love in Action Ministry in the amount of $1,600 for the dumpsters for the upcoming Neighborhood Cleanup being held on Saturday October 24th, 2026. Jeanine Christian spoke regarding

previously being able to order six dumpsters, however the cost may have gone up. Discussion was had amongst property owners regarding volunteering their time, trucks and/or trailers for clean up efforts wherever needed. Bil Bacot made a motion to approve payment; Manny Alarcon seconded the motion; all in favor and motion passed.

c) The Board discussed approval of attorney expenses to review the POA's governing documents and obtain legal advice on the current issues Sherwood Shores III POA has in the neighborhood. Cagle Pugh is located in Austin and offers legal services exclusively for community associations. Depending on the amount of time needed, the expenses should be around $1,800-$3,000. Bil Bacot made a motion to approve funds not to exceed $5,000; Kimberly Wall seconded the motion; all in favor and motion passed.

d) The Board discussed approval to purchase an annual plan of Quickbooks for the POA in order to facilitate property owner membership management and billing. The Simple Start Plan starts at only $3.80 per month for the first 3 months with a current promotion, and then increases to $38 per month. The total annual cost (without the promotion) will be $456, which will streamline a more organized management system versus the current Microsoft Excel database. In addition, this will allow for annual billing to be performed very quickly. Bil Bacot made a motion to approve the purchase; Kimberly Wall seconded the motion; all in favor and motion passed.

e) The following Board Members spoke in open forum: Bil Bacot spoke regarding electronic payments and we were ready to set up. The Board discussed and agreed to wait until Quickbooks gets implemented as that will allow for payments to be processed there. Manny Alarcon discussed the Board's capability in hosting electronic meetings and suggested a Zoom subscription. Kimberly Wall addressed that PEC is still waiting for their contractor for the light at the boat dock.

f) The following property owners spoke in open forum: George Garwood commented on how bad the road is getting at the entrance of CR 118. Nathan Yates commented on the road dirt repairs needed at the Waterfront Park.

Meeting adjourned at 10:49 a.m.

Recorded By:

Lisa Hakker		10/17/26
Signature of Secretary		*Date*