

# **AGENDA**

## **THE WHARF AT CLEAR LAKE MAINTENANCE ASSOCIATION, INC. BOARD OF DIRECTORS – REGULAR BUSINESS MEETING**

**September 26, 2017, 7:00 PM, LEAGUE CITY CIVIC CENTER CONFERENCE ROOM  
400 WEST WALKER STREET**

- I. Call to Order and Quorum Verification**
- II. Approval of Minutes**
  - A. June 29, 2017 Board of Directors Regularly Scheduled Business Meeting.**
- III. Operational Business Items**
  - A. Review and discuss the status of the siding, trim, fascia, cleaning and painting quantity take-offs (and related material and labor cost projections) for all remaining townhome buildings requiring renovations.**
  - B. Consider and take action on calling a Special Meeting of Members in order to request approval of the Members to increase the Monthly Maintenance Fee from \$253 to \$300 and to also request approval of the Members to levy a Special Assessment of \$6,000.**
  - C. Review and discuss the results of the Request for Proposals for grounds maintenance from six (6) landscape maintenance firms, and then consider and take action on approving a contract for 2018 and authorizing the President to sign said contract.**
  - D. Consider and take action on approval of The Wharf Townhome’s Annual Oktoberfest Community Event on Saturday, October 28, 2017.**
- IV. Financial Business Items**
  - A. Consider and take action on the review and approval of the Independent Certified Public Accountants’ (Reimer, McGuinness and Associates, P.C.) Review Report for Fiscal Year 2016.**
  - B. Consider and take action on the approval the 2016 Federal Income Tax Return (Form 1120H) as completed and recommended by Reimer, McGuinness and Associates, P.C., and authorizing the President to sign said tax return.**
  - C. Review and Discuss the July 2017 Consumer Price Index, and then take action on the 2018 Monthly Maintenance Fee.**
  - D. Review, discuss and take action on the approval of the financial statements and related supporting detail for the period ending August 31, 2017.**
- V. Open Forum**
- VI. Executive Session Items**
  - A. Approval of the Minutes for the June 29, 2017 Executive Session Business Meeting.**
  - B. Review and Discuss the Association Attorney’s September 2017 Delinquency Collection and Deed Restriction Violation Status Report.**

**VII. Executive Session Actions**

**VIII. Adjournment**