

PEBBLE BEACH PROPERTY OWNER'S OF MEDINA LAKE ASSOCIATION

Regular Board of Directors' Meeting

Wednesday, September 3, 2025, at 7:00 p.m.

Location to Attend In-person:

Main Park PB1 in the Office, 100 Park Drive, Lakehills, TX., 78063

Call meeting to order promptly at 7 pm (members & invited guests are welcome)

Roll call of Directors

Approve agenda for September 3, 2025

Decisions made between August 6th, and September 3rd, 2025

Ratify decisions made between meetings if any

Discuss & approve meeting minutes for –

August 6, 2025 – Regular Board of Directors' (BOD) Meeting

Financial report – discuss & approve August 2025

Friends of the Park Updates if any

Discuss upcoming social events for Sept thru Dec 2025

Park maintenance & activities updates

Unfinished business

2026 PBPOA Budget – final discussion and approval

2025 Annual Meeting & Election – final discussions and approvals

Annual Member Meeting location & date of Saturday, November 8, 2025 at 10 am

Calendar of events for the meeting, election and mail outs required

Election ballot, including Covenant and By-Law Amendments

Notice communications, including electronic and paper

PBPOA Park Access Agreement Revisions – discuss updating & approve if applicable

PBPOA Park Pavilion Rental Agreement Revisions – discuss updating & approve if applicable

New business

PBPOA Management Certificate – discuss updating & approve if applicable

Open forum for PBPOA owners to be heard

No comments about individuals or private property matters, please do not interrupt a speaker

Executive session, if needed

(only directors & required guests in the office during this session)

Adjourn regular meeting