

PIKSCO CORPORATION BOARD OF DIRECTORS' MEETING

August 18, 2025

The PIKSCO Corporation Board of Directors held their monthly meeting, Monday, August 18, 2025, at 5:30pm at Town Hall.

Present: President Darryl Moore, Vice President Tom Kowalski, Directors Tom Smith, Laura Johnson, PJ Barbour, Randy Hardee and Secretary/Treasurer Erica Reed

Absent: None

Guest: Mike DiLauro & Martin Rogers

President Darryl Moore called the meeting to order.

He asked Directors to review the June 2025 monthly meeting minutes.

******A motion was made by Vice President Tom Kowalski and seconded by Director PJ Barbour to approve the June 2025 minutes as presented. Motion passed.**

He asked Directors to review the July 2025 monthly meeting minutes.

******A motion was made by Vice President Tom Kowalski and seconded by Director PJ Barbour to approve the July 2025 minutes as presented. Motion passed.**

Treasurer Erica Reed presented the June financials with an ending cash balance in June of \$131,859.85 in the Operating Fund and \$1004.03 in the Reserve Storm Fund. One CD has \$87,708.73 and the other CD has \$51,710.93.

******A motion was made by Vice President Tom Kowalski and seconded by Director Tom Smith to approve the June financials treasurer's report as presented. Motion passed.**

Treasurer Erica Reed presented the July financials with an ending cash balance in July of \$158,145.95 in the Operating Fund and \$1004.11 in the Reserve Storm Fund. One CD has \$87,708.73 and the other CD has \$51,710.93.

******A motion was made by Vice President Tom Kowalski and seconded by Director Laura Johnson to approve the July financials treasurer's report as presented. Motion passed.**

President Darryl Moore then asked the Directors to give their reports.

Directors Reports

- **Nominating Committee** – No items to report
- **Architectural Committee** – No items to report
- **Hammer Park** – Board talked about the issue with the gate. We are unable to send and receive data from the gate. The main controller board tested bad with a short. The repair will cost \$1802.07. The Board discussed whether it would be better to make the repair or purchase a new gate. With the cost of replacing the sea wall at McNeil, the Board decided it would be best to just repair the gate this time.

******A motion was made by Vice President Tom Kowalski and seconded by Director Laura Johnson to approve the repair to Hammer gate for \$1802.07 as presented. Motion passed.**

- **McNeil Park** – Vice President Tom Kowalski also mentioned that the garbage can needs to be fixed. We also need new flags because the old flags are worn. The flag pole toggle hasn't been fixed yet. Tom will talk to Fire Department and Sonny to see if we can get their help.
- **Garner Park** – President Darryl Moore mentioned that there was a tree limb down but A Cut Above Tree Service was able to get it taken care of.
- **Finance** – No items to report.
- **Communications** – President Darryl Moore asked the Board how often should we send communications email? How often is too often? Maybe send once a month if needed.

New Business

- **Live Oak Replacement Trees** – Board discussed replacement trees again. President Darryl Moore would like to purchase 3 mature Live Oak trees. Two will be planted at McNeil and one will be planted at Garner. Vice President Tom Kowalski would like to get them in September. He asked the Board to think about where in the parks to plant them.

******A motion was made by Vice President Tom Kowalski and seconded by Director Laura Johnson to purchase 3 replacement mature Live Oak trees. Two will be planted at McNeil Park and one at Garner Park as presented. Motion passed.**

Old Business

- **Beach Access Mat** – Director Laura Johnson mentioned that she has received very positive feedback on the new beach mat. Vice President Tom Kowalski would like to see it extended. President Darryl Moore mentioned that volunteer John Fountain will take the lead on getting donations to extend it maybe another 75 feet.
- **McNeil Park Sea Wall** – Vice President Tom Kowalski mentioned discussed with the Board the difference between galvanized vs stainless tie backs. Board discussed pros and cons of both. The cost to use stainless tie backs instead of galvanized tie back would be an extra \$9000. We will have attorney make this change to the contract.

******A motion was made by Director Laura Johnson and seconded by Vice President Tom Kowalski to use stainless tie backs for the new sea wall instead of galvanized tie backs for an extra \$9000 as presented. Motion passed.**

- **Kayak Racks at Garner Park**– Notice has been emailed to renters and also posted on social media about kayaks on the ground and kayaks in non rented slots. Between 9/1-9/6/25 any kayaks that are on the ground or in slots not being rented will be removed.
- **1/3/5 Year Projected Plan** – Board reviewed our 1/3/5 year projected plan
- **Board of Directors Update** – President Darryl Moore had the Board review the approved 2025-2026 budget and asked if there were any questions. We operate on a fiscal year 7/1-6/30. Policy and Procedures are in the Directors Binders. Reviewed the steps for members not paying. This is printed on the top of every dues statement.
- **2026-2027 Late Charge** – Board discussed looking into charging \$25 late fee for every month the dues are not paid. Will check with attorney regarding is possible.
- **Signage** – President Darryl Moore requested that we get new signs in parks.
- **Proposed PKA Written Reciprocal Agreement** - President Darryl Moore read the proposed PKA written reciprocal agreement to the Board. Martin Rogers discussed how PKA's hesitation with PIKSCO adding new members. PIKSCO Board discussed frustration with being pushed around and told what to do by another HOA. Most of the concerns from PKA were from inaccurate information being spread around. Discussions to be continued.
- **Volunteering** – Thank you to John Fountain for donating the beach mat for Hammer Park. New signs have been posted at all parks for volunteer sign ups with phone and email.
- **Next Volunteer Day** – First Saturday April 2026. PKA is planning to promote a volunteer day going forward. President Darryl Moore recommended we all focus on same day for broad coverage in promotions.

There being no other business, the meeting was adjourned.

*Respectfully submitted,
Erica Reed, Secretary/Treasurer*