

**Pine Shadows Civic Club, POA  
PSCC Annual Property Owners Meeting  
May 3, 2025**

The meeting took place at the VFW Post 8568, 4951 U.S. Hwy 190 West, Livingston, Texas 77351 on May 3, 2025, at 10:00 AM

**Members Present:**

- Carolann Benoit - President, Vic Svatek - VP, Page Thomas, Director, Bill Perkins, Director and Greg Adams, Director (Scott Harvey was not in attendance)
- Minutes recorded by Page Thomas on behalf of Scott Harvey
- Residents and Property owners
  - 42 Property owners in attendance

**Future Meeting Dates:**

- PSCC Quarterly Board Meeting: August 8, 2025

**Opening:**

- Welcome by Carolann Benoit to property owners and asked everyone sign in and be seated
- Skip Straus called to prayer

**Reading of Previous Minutes**

- Page Thomas read minutes from the March 8, 2025, quarterly meeting. Hard copies were provided for the audience.
- Property Owner moved to accept the minutes and 2<sup>nd</sup> by second property owner.

**New Business:**

**Treasury Report**

- Treasury reports \$34,000 in PSCC's account end of April 25, 2025
  - Fundraising efforts totaled \$11,000 in prizes, food and donations
  - Dues go to road repairs
- Resident questions treasurer report but withdraws question after explanation from the board
- Property owner moved to accept the Treasury report and 2<sup>nd</sup> by second property owner.

**Questions Regarding Common Area Bulkhead**

- Resident pointed out bulk-head issues on Vic Svetak's property potentially impacting PSCC common area bulkhead.
- Vic Svetak addressed questions regarding bulkhead of his property.

**PSCC Board Elections For 2025-2027 Term**

- Carolann Benoit, PSCC President presided over elections
- There were three candidates that were disqualified due to PSCC non-compliance.
  - Rebecca Marlow
  - Melissa Long
  - Pat Ford
- Per Texas Property Code, the president stated the disqualified candidates can vote but cannot hold office.



- A resident wanted verification in the PSCC By-Laws/Texas Property Code regarding the issue.
  - President responded to reference Section 6.5 in the PSCC by-laws and letter from PSSC attorney addressing compliance.
- Officer on duty addressed the audience warning of Class B misdemeanor for causing disruptions during the board meeting.
- The board read a letter from the PSCC attorney outlining the Texas Property Code qualifications for residents running for office.
- A resident moves to suspend voting to get clarification on voting qualifications.
  - President clarifies appropriate documentation from PSCC attorney clarifies any questions and voting will continue.
- Motion to move forward with the election. Approved and 2<sup>nd</sup>.
- Voting ballots and absentee voting ballots were collected.
- Office reviewed and counted votes. Verified by Commadore Cape president and secretary.
- PSCC 2025-2027 board is announced:
  - President: Greg Adams
  - Vice-President: Susan Griffin
  - Treasurer: John Warrner
  - Secretary: Paige Thomas
  - Director #1: David West
  - Director #2: Butch Wooldrige
  - Director #3: Russell James
- Several property owners immediately left after the election.

#### **Local Law Enforcement**

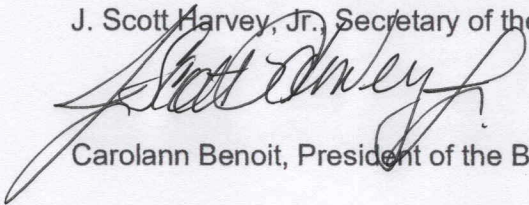
- As a precaution and need to keep meeting order local law enforcement was contracted to be present at the meeting.
- There was an initial outburst during the opening of board elections. Officer addressed two property owners which allowed the elections to continue without disruption.

#### **Meeting Adjourned**

- Motion to adjourn the meeting by property owner. Motion seconded.

**Minutes Attestation Statement:** The above minutes are a true representation of what transpired at the meeting to the best of my knowledge.

J. Scott Harvey, Jr., Secretary of the Board of Directors



Carolann Benoit, President of the Board of Directors