

Council Creek South Property Owners Association
Annual Meeting
April 26th, 2025

The meeting was called to order by President Joe Donahue and a quorum was present.

A motion was made and seconded to approve the CCSPOA 2024 board minutes without objection.

President Joe Donahue gave the Road Committee Report for Ricky Hunt. A general discussion followed and the meeting attendees agreed that the Road Committee had done an excellent job and sent their gratitude to Ricky and his team.

President Joe Donahue gave the Architectural Review Committee for Mischelle Griffith. [Please see attached report.](#) A general discussion followed and Donahue recognized Nancy Fisher to address neighborhood concerns. Fisher listed several new construction projects that were not approved by the Architectural Review Committee as the property owners did not submit prior requests. A general discussion followed concerning the meeting attendees' strong support of the Architectural Review Committee and the deed restrictions in our CCSPOA Rules. A motion was made and seconded to continue to enforce the CCSPOA deed restrictions and publish a list of those neighbors who do not comply with the deed restrictions.

Treasurer Ron Brannan did not attend the meeting and President Joe Donahue updated the meeting attendees with the financial affairs of the POA. A general discussion followed regarding hiring a bookkeeper to manage the POA bank account. A motion was made and seconded directing President Joe Donahue to hire an individual to manage the POA financial accounts and maintain the board membership lists.

President Joe Donahue recognized CCS POA member Brad Beneski to give an update on inundated land. Brad Beneski gave a general report on his project to identify and survey lakebed lots. Beneski offers these lots for sale to the adjacent property owners. [Please contact EastLakeBuchanan@gmail.com](mailto:EastLakeBuchanan@gmail.com). Beneski also gave an update on his dredge project on the targeted sandbar in Council Cove between CCVPOA Park and the Lodge. A general discussion including questions and answers followed. Please see attached report on both of these items.

There being no other questions or business before the 2025 CCSPOA annual meeting the meeting was adjourned.