

PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.
REGULAR BOARD OF DIRECTORS' MEETING
September 4, 2025
Community Center
CLOSED SESSION @ 4:00 P.M. AND OPEN SESSION @ APPROX. 6:00 P.M.

AGENDA

- I. Call to Order – Directly into Executive Session (Closed) – The board will convene in Executive Session as authorized under Section 200.0051, Open Board Meeting, Subsection (C) to discuss:
 - a. Confidential Property Owner Matters
 - b. Potential Contracts
 - c. Personnel
 - d. Legal
 - e. Other
- II. Reconvene to Open Session (approximately 6 p.m.)
- III. Invocation & Pledges
- IV. Approval of Agenda
- V. Approval of Minutes of August 21, 2025, Regular Meeting
- VI. Recap Closed Sessions – September 4, 2025 – Discussion Only
- VII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only
- VIII. Operational Report – Financial & Operational Highlights
 - a. Financial Report – None due to early Board Meeting
 - b. Maintenance Report
 - c. Building Maintenance Report
 - d. Golf Course Maintenance Report
 - e. Pro Shop Report
 - f. Business Office Report
 - g. Post Office Report
- IX. Committee Reports – Discussion Only
 - a. Architectural Control Committee
 - b. Activities Committee
 - c. Beautification Committee
 - d. Lakes Committee
 - e. HLEA Committee
 - f. Election Committee
- X. Members to be Heard – September 4, 2025, Agenda Topics
- XI. Old Business
 - a. Road Repair/Improvement Program Update – Discussion Only
 - b. Tennis Court Drainage/Erosion Issue
- XII. New Business – Discussion & Potential Action
 - a. Fill open Board Member seats
 - b. Pickleball lines & existing lines for tennis court

- c. Proposal for the pool to close on the last day of September instead of after Labor Day
- d. Golf Course Sprayer
 - i. Quotes provided
- e. 10-year Plan for airport proposal
- f. Stickers for ATV's (Wildlife Proposal)
- g. Stickers for HTL Resident vehicles

XIII. Members to be Heard – Other Topics

XIV. Board Approval – Takeback Lots (if any)

XV. Announcements

XVI. Adjourn

NOTES:

- 1) Open Session recorded and uploaded to the members' only area of the website the following business day.
- 2) Video recording/Livestreaming of the meeting will be permitted, approved by the Board of Directors.
- 3) Committee Reports attached to financial report handouts.