

CALL TO THE MEETING
THE PLANTATION HOMEOWNER'S ASSOCIATION, INC.
Board of Directors
Regular Board Meeting Monday,
September 14, 2026, 6:30 pm
Activity Center, 600 Plantation Drive, Pharr, Texas 78577

AGENDA

- 1) Call the Meeting to Order
- 2) Pledge of Allegiance and Invocation
- 3) Establish Quorum, Board Attendance
- 4) Approval of Agenda
- 5) Approval of Minutes
 - a) August 10, 2026 Regular Board Meeting.
- 6) Board of Directors, Management, and Committee Reports:
 - a) Management Report – Alex Ibarra
 - b) Treasurer's Report – Marvin Flores
 - c) Activity Committee Report – Gloria Limas
 - d) Architectural Committee Report – Debbie Reiser
 - e) Covenants/Bylaws Committee Report – Beverly Rivera
 - f) Violations Committee Report – Debbie Reiser
- 7) New Business – None
- 8) Old Business - None
- 9) Adjournment
- 10) Open Forum

**Plantation Homeowner's Association.
Board of Directors, Regular Board Meeting
Monday, August 10, 2026, 6:30 PM
Activity Center, 600 Plantation Dr, Pharr, Tx. 78577**

Minutes

On this 10th day of August 2026, the Plantation Homeowner's Association, Inc, the Board of Directors met for a Regular Board Meeting.

- 1. Bob Hummell, Director, called the meeting to order at 6:33pm.**
- 2. Bob Hummell led the pledge of Allegiance and the Invocation was led by Marvin Flores.**
- 3. Quorum was established with the following Board Members present.
Jesus Martinez, President ,Annette Reyes, V.P. , Marvin Flores, Treasurer,
Edgar Martinez, Director , Bob Hummell, Director, Saul Soto, Director
Azeneth Rodriguez, Director**
- 4.Approval of Agenda. Bob Hummell, motioned to approve the Agenda, Marvin Flores 2nd. Board approved unanimously.**
- 5. Board of Directors, Management, and Committee Reports:**
 - a)Manager Report – Alexis Ibarra. Reports that he is here to help in everything that needs to be done for homeowners.**
 - b) Treasurer's Report – Marvin Flores. Reports August PNC bank balance is \$25,000.00. Soon the PHOA website will be available to all residents to check.**
 - c) Activity Committee Report – Gracie. Total collected \$1,046.00 \$141.00 from snacks, \$885.00 from Market Days.**
 - d) Architectural Committee Report – Debbie Reiser. Not Present.**
 - e) Covenants/Bylaws Committee Report – Beverly Rivera. Not Present.**
 - f) Violations Enforcement Committee – Debbie Reiser. Not Present**
- 7) Old Business:**
 - 1) Discussion and Possible amending of R&R Section D, Pool Rules.**

Board approved unanimously, the following: No pets, maximum 60 day behind on assessments to access pool gate entry card system, Allowed is household plus 3 guests, no person under 17 years old allowed in the pools without an adult present, no one under the age of 17 years old allowed in the Jacuzzi.. New pool/jacuzzi hours are 8:00 am to 9:00 pm every day except Mondays (for cleanings).

8) New Business:

1) Discussion and Possible amending of R&R Section G, New Home Construction. Board approved adding: All new home construction requires PHOA assessments be current prior to Architectural approval of construction.

9) Meeting adjourned at 7:35 pm.

Open Forum

Ernesto Rubio, Board Secretary Board

Board Approval Date

PHOA
Profit and Loss
July 2026

	Total
Income	
10000 Homeowners	
10001 PHOA Assessments Members	50,655.69
10002 Late Fees	1,000.43
10003 Interest	164.96
Total for 10000 Homeowners	\$51,821.08
10004 Prepaid Assessments	3,772.20
10010 Management Co Fees Collection/ Late	2,684.80
10500 Fines & Fees	80.00
10502 Vehicles	-74.84
Total for 10500 Fines & Fees	\$5.16
11000 Facility Rental	
11001 Big Ballroom	4,480.50
Total for 11000 Facility Rental	\$4,480.50
12000 Home Sales/Construc.	
12002 Resale Certificate	80.00
Total for 12000 Home Sales/Construc.	\$80.00
13000 Miscellaneous	0.14
13002 Remote Control	
13002-A Gate Access Cards.	-1,510.13
Total for 13002 Remote Control	-\$1,510.13
Total for 13000 Miscellaneous	-\$1,509.99
Total for Income	\$61,333.75
Gross Profit	\$61,333.75
MINUS BANC OF CALIFORNIA DEPOSITS JULY 2026	-\$27,234.00
PLUS QUICKBOOKS ACCUMULATED (MARCH-JULY)	\$10,008.00
Gross Profit	\$44,107.75
Expenses	
504000 Office	
504001 Office Supplies	237.66
Total for 504000 Office	\$237.66
517000 Insurance	10,818.05
518000 Postage	
518002 Postage UPS	10.30
Total for 518000 Postage	\$10.30
520000 Bank Fees/Chargebacks	15.09
521000 Intuit Quickbooks Fees	1,427.58
Total for Expenses	\$12,508.68
Net Operating Income	\$48,825.07
Other Income	
Late Fee Income	-12.00
Total for Other Income	-\$12.00
Net Other Income	-\$12.00
Net Income	\$48,813.07

PHOA
Profit and Loss
August 2026

	Total
Income	
10000 Homeowners	
10001 PHOA Assessments Members	35,186.30
10002 Late Fees	14.00
10003 Interest	9.57
Total for 10000 Homeowners	\$35,209.87
10004 Prepaid Assessments	-1,063.72
11000 Facility Rental	
11001 Big Ballroom	245.10
Total for 11000 Facility Rental	\$245.10
12000 Home Sales/Construc.	
12002 Resale Certificate	365.00
Total for 12000 Home Sales/Construc.	\$365.00
13000 Miscellaneous	-247.75
13002 Remote Control	80.00
Total for 13000 Miscellaneous	-\$167.75
Total for Income	\$34,588.50
Gross Profit	\$34,588.50
Expenses	
500000 Payroll	
500101 Payroll Wages	2,862.87
Taxes	255.36
Total for 500000 Payroll	\$3,118.23
501000 Common Grounds	66.94
501001 Grounds Repairs	821.20
Total for 501000 Common Grounds	\$888.14
502000 Pools	
502001 Pool Supplies	62.27
502003 Pools Maintenance	8,045.24
Total for 502000 Pools	\$8,107.51
503000 Buildings	
503002 Building Supplies	155.88
503004 Building Maintenance	846.87
Total for 503000 Buildings	\$1,002.75
504000 Office	931.44
504001 Office Supplies	1,329.14
Total for 504000 Office	\$2,260.58
506000 Vehicles	

506001 Vehicles Repair	124.00
506003 Vehicle Gasoline	259.71
506004 Vehicles Supplies	292.50
Total for 506000 Vehicles	\$676.21
507000 A/C Units	
507003 A/C Repairs	380.00
Total for 507000 A/C Units	\$380.00
508000 Landscaping	44.32
509000 Security	
509001 Security Services	9,865.50
Total for 509000 Security	\$9,865.50
510000 Utilities	
510002 Utilities/Electric	5,783.18
510005 Utilities/Internet	60.50
510006 Utilities/Waste	1,777.55
Total for 510000 Utilities	\$7,621.23
512000 Staff	
512001 Staff Food	42.24
Total for 512000 Staff	\$42.24
516000 Professional services	
516001 Accountant/CPA	1,175.00
516002 Attorney	1,000.00
Total for 516000 Professional services	\$2,175.00
517000 Insurance	
517005 Insurance Workers Compensation	1,548.00
Total for 517000 Insurance	\$1,548.00
518000 Postage	
518001 Postage Certified Letters/Stamps	12.90
518002 Postage UPS	78.00
Total for 518000 Postage	\$90.90
520000 Bank Fees/Chargebacks	335.22
521000 Intuit Quickbooks Fees	1,174.85
Total for Expenses	\$39,330.68
Net Operating Income	-\$4,742.18
Other Income	
Late Fee Income	271.72
Total for Other Income	\$271.72
Net Other Income	\$271.72
Net Income	-\$4,470.46



PLANTATION HOMEOWNERS
— ASSOCIATION INC. —

BOARD OF DIRECTORS MEETING

September 14, 2026 • 600 Plantation Dr., Pharr, Texas

Meeting Agenda

- 1) Call the Meeting to Order
- 2) Pledge of Allegiance and Invocation
- 3) Establish Quorum, Board Attendance
- 4) Approval of Agenda
- 5) Approval of Minutes
 - a) August 10, 2026 Regular Board Meeting.
- 6) Board of Directors, Management, and Committee Reports:
 - a) Management Report – Alex Ibarra
 - b) Treasurer's Report – Marvin Flores
 - c) Activity Committee Report – Gloria Limas
 - d) Architectural Committee Report – Debbie Reiser
 - e) Covenants/Bylaws Committee Report – Beverly Rivera
 - f) Violations Committee Report – Debbie Reiser
- 7) New Business – None
- 8) Old Business - None
- 9) Adjournment
- 10) Open Forum



PLANTATION HOMEOWNERS
ASSOCIATION INC.

Manager's Report

- Key accomplishments since the previous meeting
 - Have finished 95% of the Potholes.
 - Security Guard Office had been cleaned
- Administrative and office updates
 - Still working on Account updates for residents that have concerns
- Items requiring Board attention
 - Need 3 mini splits for Security Guard office and 2 For Gym (\$4000.00)
- Payroll
 - 4 employees at this time with estimate of 80 hours Bi-week payroll cost is \$5705.05



PLANTATION HOMEOWNERS
ASSOCIATION, INC.

Financial Overview

ASSESSMENTS COLLECTED

\$34589.00 August

MONTHLY EXPENSES

\$ 39331.00

OUTSTANDING BALANCE

\$-4471.00

- Budget vs. actual
- Major upcoming expenses
 - Purchase of Mini splits
 - Repair of Building



Hours of Office Operations

Once all Cards for pool and gym access will be through side gate at all times.



PLANTATION HOMEOWNERS ASSOCIATION

HOURS OF OPERATION



OFFICE HOURS

Monday – Friday: 8:00 AM – 7:00 PM
Manager Available: 2:00 PM – 7:00 PM
Lunch Hour (Office Closed): 12:00 NOON – 1:00 PM

Saturday & Sunday: 8:00 AM – 5:00 PM
Lunch Hour (Office Closed): 12:00 NOON – 1:00 PM

Some weekends will be closed and will be posted on the website.



POOL AND GYM HOURS

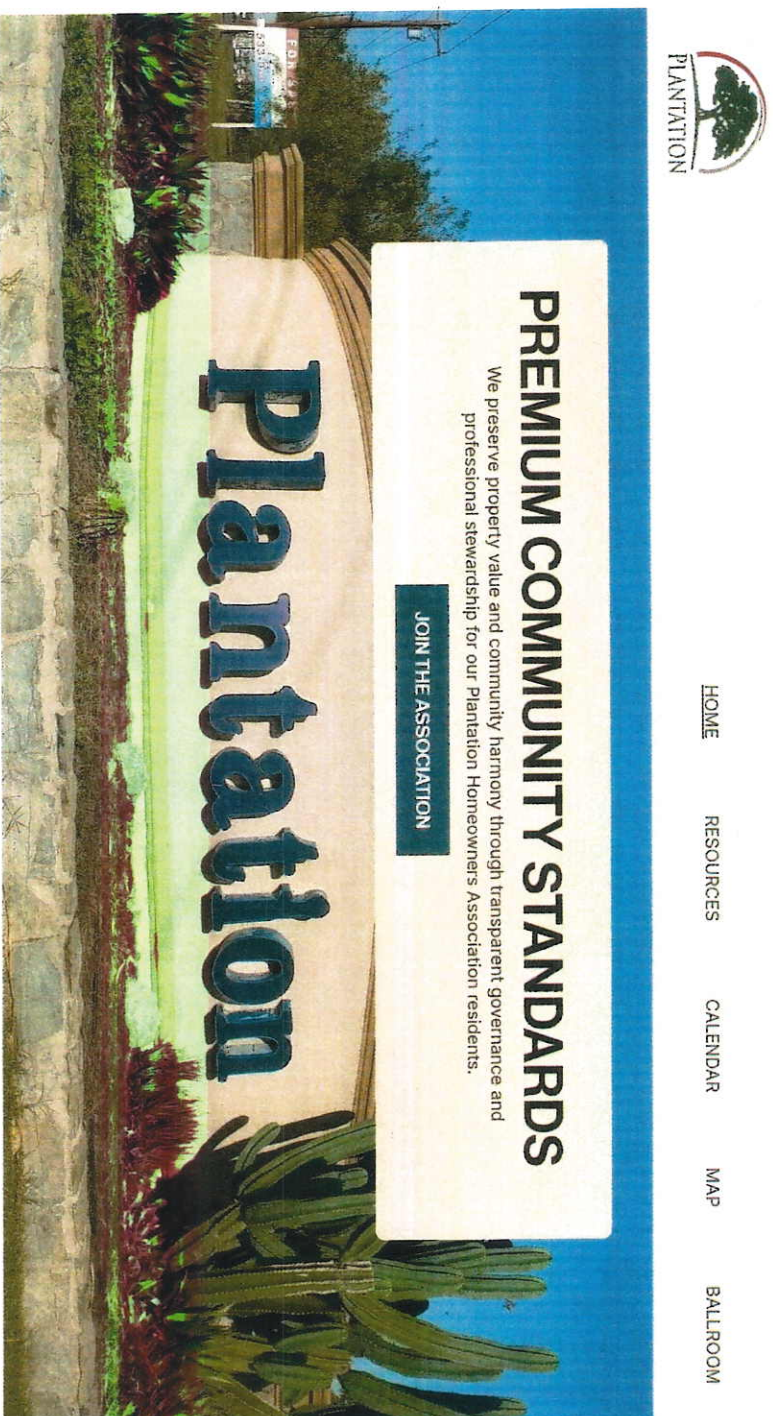
Monday: Closed for Maintenance
Tuesday – Sunday: 8:00 AM – 9:00 PM



Website Launched

www.phoa-tx.com

Any Concern from Residents they may submit a information form on our websitethru Get In Touch Form.



Maintenance & Grounds

- Completed maintenance work for the front entrance
- Landscaping and common-area conditions
- Repairs currently in progress working on curbs

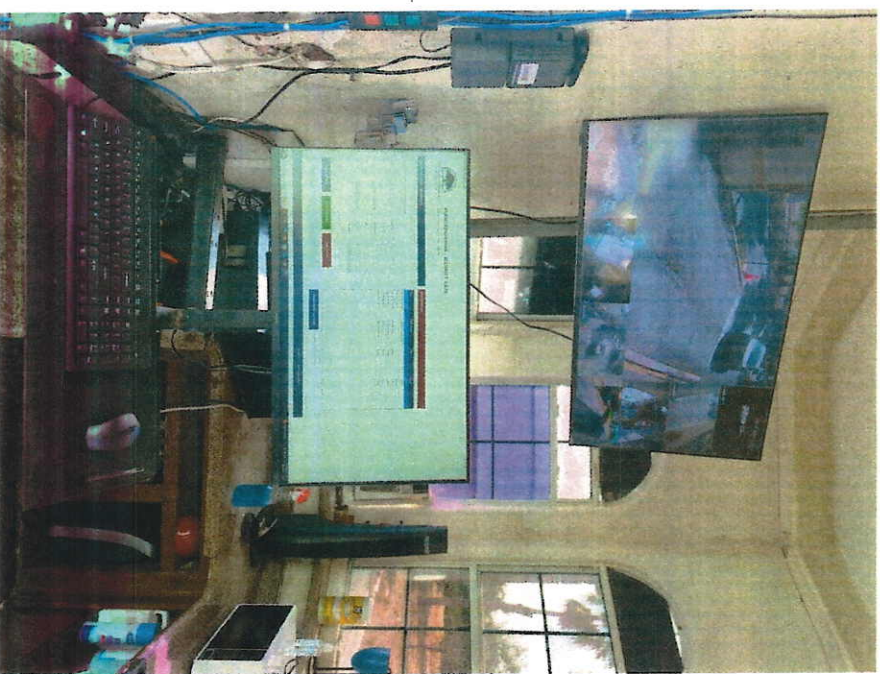




PLANTATION HOMEOWNERS
ASSOCIATION INC.

Security & Gate Operations

- Gate access and DoorKing updates
- 50% of Database is being updated due to corrupt
- Visitor and entry activity
- Vehicle violations and compliance



Projects Completed

- Pot Holes 95% of Pot Holes have been taken care of.

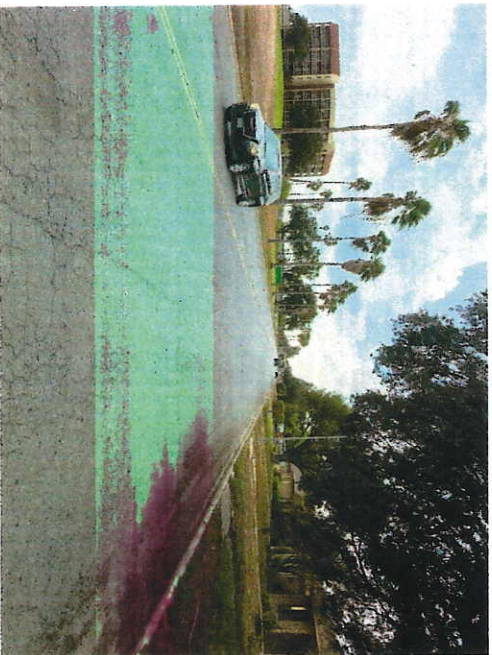




PLANTATION HOMEOWNERS
ASSOCIATION, INC.

Projects in Progress

- Cleaning and clearing Curbs
- Being done in house





PLANTATION HOMEOWNERS
— ASSOCIATION INC. —

Homeowner & Community Updates

- Homeowner communications
 - If owner is having a moving sale it must be indoors. They need to go through the City of Pharr for the permit. If the residents want to know if they purchased or not they need to call City of Pharr
- Resident concerns or service requests.
 - They can submit a Message with detailed information and addresses on website www.phoa-tx.com
- Upcoming notices
 - Update on Doorlocking and Pool Access card.



Questions & Discussion

- Board member questions
- Homeowner comments
- Additional discussion items



PLANTATION HOMEOWNERS
— ASSOCIATION INC. —

THANK YOU

Plantation Homeowners Association Inc.