

**PROPERTY OWNERS' ASSOCIATION OF HILLTOP LAKES, INC.**  
**REGULAR BOARD OF DIRECTORS' MEETING**  
*January 19, 2026*  
*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. Call to Order – Open Session (approximately 6:00 p.m.)
- III. Invocation & Pledges
- IV. Approval of Agenda
- V. Introduction of Guest(s)
- VI. Approval of December 18, 2025, Regular Board Meeting Minutes
- VII. Recap of Closed Session – January 19, 2026
- VIII. Recap of Decisions Taken Since Last Meeting (if any) – Discussion Only
- IX. Financial Report
  - a. December Financials
  - b. Upcoming Contract Renewals
    - i. Septic Services
    - ii. Golf Cart Lease
    - iii. Fire Protection Inspections
- X. Operational Reports
  - a. Pro Shop Report
  - b. Golf Course Maintenance Report
  - c. Post Office Report
  - d. Building & Landscaping Report
  - e. Roads & Service Maintenance Report
  - f. Business Office Report
- XI. Committee Reports – Discussion Only
  - a. Architectural Control Committee
  - b. Activities Committee
  - c. Lakes Committee
  - d. HLEA Committee
  - e. Election Committee
  - f. Dog Kennel
- XII. Members to be Heard – January 19, 2026, Agenda Topics
- XIII. Old Business – Discussion & Potential Action
  - a. Update to the Use of Facilities Policy and Contract
- XIV. New Business – Discussion & Potential Action
  - a. Property Owners Agreement
  - b. Facilities Fee Structure
  - c. Sell Lot(s) for Emergency Services Tower
  - d. Sponsorship Packets
- XV. Members to be Heard – Other Topics
- XVI. Board Approval – Sale of Takeback Lots (if any)
- XVII. Announcements

## XVIII. 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.