

PLANTATION HOMEOWNERS' ASSOCIATION, Inc.

Board of Directors, Regular Board Meeting

Monday, December 8, 2025, 6:30 pm

Activity Center, 600 Plantation Drive, Pharr, Texas 78577

MINUTES

On the 8th day of December, in the year of our Lord 2025. The Plantation Homeowners' Association, Inc. Board of Directors met for the Regular Monthly Meeting.

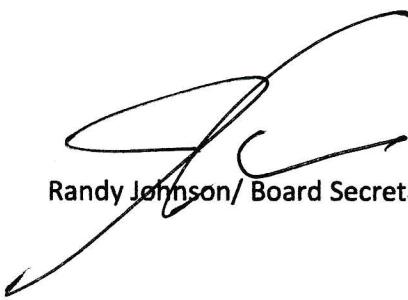
- 1) Mr. Carrillo called the Meeting to Order at 6:30pm.
- 2) Ms. Rivera led the Pledge of Allegiance; Mr. Flores offered the Prayer.
- 3) Quorum was established with following Board Members present:
Rick Carrillo-President
Marvin Flores- Treasurer
Pam Bohnsack- Director
Saul Soto- Director
- 4) Mr. Carrillo motioned and Ms. Bohnsack seconded the motion to approve the Agenda.
Motion was carried unanimously.
- 5) Mr. Carrillo motioned and seconded by Mr. Flores to approve November 10, 2025, Regular Board Meeting Minutes. Motion was carried unanimously.
- 6) Board of Directors, Management, and Committee Reports:
 - a) President's Report: Presented by Rick Carrillo
 - b) Treasurer's Report: Presented by Marvin Flores (posted phoatx.com)
 - c) Activity Committee Report: Presented by Beverly Rivera (posted phoatx.com)
 - d) Architectural Committee Report: Presented by Debbie Reiser
 - e) Covenants/Bylaws Committee Report: Presented by Beverly Rivera; As of 12/6, a total of 99 non-vetted Votes has been counted.
- 7) Old Business: None

8) New Business:

a) Discussion and Possible Board Action to Approve the 2026 PHOA Rules & Regulations. Mr. Flores motioned to approve the 2026 PHOA Rules & Regulations, with minor changes to Sections B, C, D, and E. Motion was seconded by Ms. Bohnsack and carried unanimously.

9) Mr. Carrillo called for Adjournment; Motion was seconded and carried unanimously. With no further business to discuss, the Meeting was adjourned at 6:55pm.

10) Open Forum- Held



Randy Johnson / Board Secretary

12/16/25
Board Approval