



**Minutes for the Regular Meeting
Lancaster Boardwalk
Public Improvement District (PID)
Fire Station #2
3132 N. Houston School Road
Lancaster, Texas 75134
Monday, December 15, 2025, 6:30pm**

REGULAR MEETING AGENDA:

CALL TO ORDER:

The meeting was called to order at 6:33 p.m.

MEMBERS PRESENT:

Eddie Thomas
Trina Whaley
Vincent Johnson
Malcolm Mayo (arrived at item number 2)

INVOCATION:

The invocation was lead by community member Mr. Whaley.

CITIZEN COMMENTS:

Comments were received from community members, including Joyce Harper, regarding the Boardwalk Christmas Lights and From Mr. Whaley regarding trash along Cedardale Road on the Prologis side. Kathy Nash also spoke about suspicious activity in the neighborhood during the early hours of the morning.

CONSENT:

1. Approval of Minutes

- The Board considered the approval of minutes from the last regular meeting held on October 9, 2025. Motion to approve by Vincent Johnson, and seconded by Trina Whaley. The was 3 for 0 against. (Malcolm Mayo absent)

ACTION:

2. CMAR Work on Monument Wall Project:

- The Board received an update regarding the Construction Manager at Risk (CMAR) work being performed by Steele Freeman.
 - **Geotechnical Update:** A geotechnical report from EVAN Engineering was completed on December 12, 2025, to determine soil conditions for wall foundations.
 - **Design Status:** Schematic drawings for the preferred design—featuring stone face veneer walls and brick masonry columns—are anticipated to be completed by December 19, 2025.



- **Board Direction:** The Board previously directed that lighting be installed at every column along the wall and that landscaping be limited to the existing monument entrances. Staff advised that the January meeting would have an update from Steele Freeman

3. Fiscal Year 2026 Project List:

- Staff presented the proposed project list for FY 2026. The plan includes Community Newsletters, Holiday Lighting installation and removal, and Spring Landscape Improvements.

4. Community Concerns:

- The Board discussed items to be addressed by G&C Neal Management, specifically addressing concerns about trash and issues on the "Prologic side" of the community.

5. Future Agenda Topics:

- The Board identified several items for future consideration, including:
 - Establishing a weekly inspection schedule for trash.
 - Reviewing different options for trash pickup companies.
 - Addressing signage related to "No Solicitation" and littering.

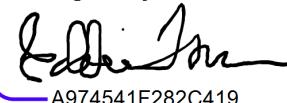
6. Next Scheduled Meeting:

- The Board discussed the next meeting date, considering a potential joint meeting in January with the new management company to establish a meeting cadence.

ADJOURNMENT

A motion to adjourn was made by Vincent Johnson and seconded by Malcolm Mayo. The meeting was adjourned at 7:24 p.m.

Signed by:



A974541F282C419

Attested By: Eddie Thomas, Vice President

DocuSigned by:



C4C758CD64AE4AC

Attested By: Vincent Johnson, Secretary

Prepared By: Carey D. Neal, Jr.

