

**Terramar Beach Community Improvement Association**  
**Board Meeting Minutes**  
**July 11, 2009**

The July meeting of the TBCIA Board was held July 11, 2009 at the home of Alice Lincecum . The President Scott Arnold, being in the chair called the meeting to order at 10:30 am. The secretary being present, attendance revealed a quorum.

**Members Present:** Scott Arnold-President, Pat Kirk-Vice President, Alice Lincecum-Secretary, Carolyn Farmer-Treasurer, Linda Vaccaro-Section 2, Linda Reed-Section 3, Mark Plagens-Section 4, Bonny English-Section 5, Phyllis Clary-Section 7, Frank Helfrich-Marina Section, Bob Majewski-Past President

**Members Absent:** Cathy Evans-Section 1

**Minutes from June Special Meeting:** Bonny made a motion to approve the minutes from the June 27<sup>th</sup> special meeting. Phyllis seconded the motion, motion passed.

**Email Vote:** July 8, 2009 – Bob Majewski made a motion to allow Jim Abrams to clear the front entrance of Terramar removing the excess sand from there and putting it in the washout area around the Terramar walkover in Section 1. Alice seconded. Motion passed.

**Section Reports**

Section 2 – Linda sent letters to two property owners regarding lack of lawn maintenance and one of them was \$152.25 in arrears for TBCIA maintenance fees. Both property owners proceeded to have their lawns mowed and we received a check for the money owed for TBCIA maintenance fees. She also had a complaint regarding construction equipment parked on Camino overnight. One of the residents came looking for a pool key. She could not provide a key for him as the property owner had to acquire it or send her some proof that they could have a key. She took that opportunity to let him know that the parked construction equipment was a violation of deed restriction. He said there was no problem in them parking elsewhere. She also had a complaint of another property on Camino with construction equipment and she is working on that one.

Section 3 – Linda R. discussed complaints received over the 4<sup>th</sup> of July weekend about renters and the horses they brought with them. Linda and Pat went and talked to the renters. The horses were supposed to leave the next day. Also discussed was the noise and loud partying that was going on there. It was decided that for loud partying the non-emergency number for the Galveston police should be called.

Section 4 – All quiet.

Section 5 –There are two houses in Section 5 that will take the buyout plan. Bonny discussed how this is not an “overnight” deal and it would likely be a while before anything happened. Golf carts on the beach were discussed.

Section 7 – Phyllis had a call from a homeowner regarding the pool and the fees. She will send a letter to a homeowner on Fresca regarding mowing.

Marina Section – The new signs and lock are in place.

**Committee Reports**

**Maintenance Committee** – The front entrance is being cleaned up; all the sand is being removed and it is being re-graded. The sand is being put over by the walkover to fill the hole. Bob will ask about stumps and whether they should be pulled up or will they grow out again.

Ron asked Bob about the sprinkler system and said he should be able to fix it and the back flow device. There was discussion about whether or not to add to the sprinkler system. Scott asked for a bid and a completion date from Ron. Bob will get bids from other companies. This will be to fix the sprinkler system and back flow device by the front entrance and around the outside of the pool. The lights at the marina are working as is the new lock. One boat dock needs some work.

**Pool/Landscaping Committee** – Phyllis got a call from a homeowner in Section 7 about pool passes. There was more discussion on pool passes. Bob suggested we charge the same amount for homeowners that lease their house out themselves and those that go through realty companies. The cost of maintaining a pool was discussed and the fact that there needs to be more money collected to properly run the pool and maybe hire some part time help to monitor who is using the pool. The pool seems to have had a lot of “guests” that were not supposed to be using it.

Bob made a motion that at the annual meeting in June the board suggests that a separate pool maintenance fee be assessed from those property owners that wish to use the pool either for themselves or their renters. Pat seconded the motion. Motion passed. Mark Plagens and Frank Helfrich wanted to be noted as voting against this motion.

**Architectural Committee** – There is a house on Martes that has been demolished but the pilings were left. The owner has now gotten a permit to re-build on the existing pilings. The ACC will check on the house plans.

### **New Business**

Bob made a motion that we accept Mr. Richard Sutton as our new accountant replacing Mr. Runge. Linda V. seconded the motion. Motion passed.

Scott has now downloaded the software for the website and will update. He will also research more into upgrading it.

Pat will speak with some homeowners in Section 6 to see if anyone would like to replace the Section 6 Director.

Bonny made a motion to adjourn the meeting. Linda V. seconded. Meeting adjourned 12:20PM.

Respectfully submitted,

Alice Lincecum  
Secretary