

**Terramar Beach Community Improvement Association
Board Meeting Minutes
March 14, 2009**

The March meeting of the TBCIA Board was held March 14, 2009 at the home of Mark Plagens . The President Bob Majewski, being in the chair called the meeting to order at 10:06 am. The secretary being present, attendance revealed a quorum.

Members Present: Bob Majewski-President, Scott Arnold-Vice President, Alice Lincecum-Secretary, Linda Vaccaro-Section 2, Pat Kirk-Section 3, Mark Plagens-Section 4, Bonny English-Section 5, Ed Hartman-Section 1 , Ed Nadalin-Past President.

Members Absent: Bryan Ritchey-Section 6, Phyllis Clary-Section 7, Frank Helfrich-Marina Section, Marcy Anderson-Treasurer

Guests Present: Wendy Majewski

Minutes from January Board Meeting: A motion was made to approve the minutes from the January meeting. Motion was seconded, motion passed.

Treasurers Report – Bob Majewski

Balance in Accounts as of 02/28/09: Checking account, \$91,377.10. Frost National Bank – CD Unadjusted: \$116, 768.28. Dredging Account Balance, 15,201.13 (see attached Dredging report). Outstanding HOA dues, 28,118.43. Report attached.

Committee Reports

Architectural Committee – January to March there were a couple of questions from houses on Vida and Gulf. Linda told them the norm, get permits, do not go over the easement, do not change footprint. There was a question on the side roads along Gulf Drive. These should be taken care of by the county. House on Gulf, owners would like to put addition on top; she told them to submit the plans. One other house is adding outdoor kitchen but was decided it wasn't changing the footprint so this didn't really fall under architectural committee.

Maintenance Committee – Bulkhead damage is being repaired; Rainey Pools told Phyllis pool was OK to operate. Basically, mechanically pool works fine. It needs to be cleaned, acid washed, shocked. County health person needs to test the water, and then it could be opened. It was mentioned that we should plan a work day for the marina.

Pool/Landscaping Committee – Rob Traggot with Laguna Pools will be coming to talk to us about repairing the pool. Other options were discussed on how to “clean up” the plaster without paying a lot of money. Money needs to be spent on decking so that it is not a hazard. Mark suggested we put information about pool on the website.

Dredging Committee – Should be ready to start June 1st. Working on coastal easement lease and surface lease right now. Expected to take 90 days. GLO likes project. Will go out for bid as soon as we get the ok on the coastal easement lease which is a 30 day process. Then there will be a public opening of all the bids and a decision will be made within 24 to 48 hours. Then they will be in the water in 2 weeks. It is estimated that we will be paying \$400 a year for the coastal easement and surface lease of the restoration site in front of Pocket Park No. 4. Dredging Committee signed a contract going in saying we would monitor the area for at least the next three years saying the vegetation is growing doing what it is supposed to. Estimated cost was approximately \$280,000 total project. Dredging costs should be cheaper since fuel costs are down. See attached report.

Social Committee: Crawfish boil was a huge success. We received \$2,004 in checks and \$1,578 in cash donations bringing us a total of \$3,582. George Olsen Piling Company has donated the job. They will put in 3 new 20 ft. channel markers. Pat Kirk made a motion to then put new lights and caps on the markers at a cost of approximately \$400. Bonny seconded the motion. Motion passed. Holes will be drilled in the caps this time so the markers will not float away.

Section Reports

Section 1 - Ed Hartman reported that Gulf Drive needs fixing. It was advised that he call Brandon Wade. Discussed buy-out option of homes but nothing will likely be decided for another 8 or 9 months. Has found out if your house is not substantially damaged you will not qualify for buy-out. Talked to GLO who said if vegetation line is touching the house you should be OK. We have a year to replace the walk-over but the GLO says they will assess where the vegetation line is and rebuild the dunes.

Section 2 - Section 2 has three houses on Camino that are being foreclosed on. There is still a house across from Linda in which they have made no attempt to clean up underneath the house.

Section 3 - Had complaints about the same two homes that need to be cleaned up, one of which is going to be torn down. The other is a rent house. Need letters sent out.

Section 4 - Roads are done.

Section 5 - Not sure about sending out letters to property owners on the beach. Bonny got one letter from an owner stating that their lot is really not even there and will not pay dues. There are some big balances from property owners that have not paid in years. Bonny will contact our Senator about the roads in that section.

WGIPOA Report – Ed Nadalin reported that the main focus right now for the WGIPOA is beach signage, bollards, and the Ike Dyke. They want to try and cut down or keep traffic off the beach. Ed reported that Brandon Wade and the police chief had been out and said that you cannot put up signs that are not city signs because they cannot enforce them. Jerry Mohn says that there are houses on the beach being broken into and that maybe cutting off traffic will help this. Bob reported that the WGIPOA dues have been paid for the year.

Presidents Report – Bob Majewski

Bob discussed whether or not it is worth it to stay a member of WGIPOA. It was later decided we should continue as members even though we may not agree with what they say or do, it is a way to find out what is going on and what they are thinking.

It was then discussed whether or not we want to have a cleanup day to clean the vacant lots so they can be mowed. It was stated that we had already approved \$5000 to pay someone to clean up the lots. Bob will contact Lloyd Pepper to supervise someone to do the work.

Bob suggested we get the section leaders to go around their section and make note of where and what kinds of signs need to be replaced, i.e., stop signs, dead ends, etc. Will send email to section leaders.

A reminder was made that the executive committee needs to find a nominating committee for the TBCIA next year. The nominating committee must be obtained not less than 60 days prior to the annual meeting.

New Business

Phyllis Clary and Willa Nadalin went to the realty companies to collect any keys they have to our pool for their renters. We will model Sea Isle in the way they distribute pool usage to the realtors and their renters. This will be to sell "passes" to the realty companies for \$25 apiece. They in turn may or may not choose to then sell the passes to their renters. Rest of the details to follow.

Laguna Pools - Mr. Rob Traggout with Laguna Pools in Katy came and spoke to the board about doing work on the pool and surrounding deck. Ed Nadalin made a motion to allow up to \$4000 to get the deck fixed around the pool to make it safe for anyone using the pool. Pat Kirk seconded the motion. Motion passed. See attached bid.

Motion was made to adjourn the meeting. Motion was seconded. Meeting adjourned 12:30PM. Next meeting will be May 16, 2009.

Respectfully submitted,

Alice Lincecum
Secretary