

**Terramar Beach Community Improvement Association**  
**Board Meeting Minutes**  
**May 16, 2009**

The May meeting of the TBCIA Board was held May 16, 2009 at the home of Linda Vaccaro . The President Bob Majewski, being in the chair called the meeting to order at 9:50 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, Phyllis Clary-Section 7, Frank Helfrich-Marina Section

**Members Absent:** Bryan Ritchey-Section 6, Marcy Anderson-Treasurer

**Guests Present:** Louis Runge

**Minutes from March Board Meeting:** Bonny made a motion to approve the minutes from the March meeting. Scott seconded the motion, motion passed.

**Treasurers Report – Mr. Runge**

Balance in Accounts as of 04/30/09: Checking account, \$78,933, Bank certificates of deposit: \$116,768.28. Dredging Account Balance, \$15,205 (see attached Dredging report). \$22,000 still outstanding from unpaid dues. Report attached.

**Committee Reports**

**Architectural Committee** – Linda had a few calls about what is needed before starting new construction.

**Maintenance Committee** – Lights at the mailbox were torn up by the road paving company. We have been promised that the paving company will not be paid until the lights are fixed. Mark commented the lights need to be fixed to NEC code. The crack in the bulkhead is also on the list of “don’t get paid until fixed” list. Bob got a complaint from a beach front resident who cannot get to their house because the drive was washed out by Ike. The homeowners have apparently fixed “their part” and now it is up to Terramar to fix the rest. Larry Farmer has quoted Bob \$500 to fix the drive. Bonny made a motion to allow up to \$600 to fix the private drive and the walk-over area. Scott seconded the motion. Motion passed. The board decided that in the near future, all maintenance agreements in Terramar would be re-bid and there will be actual contracts explaining what is to be done, when it is to be done, etc.

**Pool/Landscaping Committee** – New pool cleaner is here. Everything is working well. Looks like new decking will cost about \$10,000. Pool will open on the 23<sup>rd</sup> of May. The seams will be fixed and one area of the decking will be smoothed out so no one will trip, new signage will be put up and we will get the water sample in on Monday. It was decided to put the larger pool issues on hold until the July meeting with the new board. Phil will continue to do the maintenance. Bob asked that Phyllis and Scott figure out the easiest and best way for Phil to test the water and add chlorine, etc. Linda will be the Pool/Marina key contact person. Phyllis will take “pool passes” to the realty companies who will then choose whether or not to sell them to the renters for access to the pool.

**Dredging Committee** – There will be a public notice in the Daily News on May 17th asking for bids for our dredging project. It is a three week public bid. On June 8<sup>th</sup> there will be a public opening at noon. If a bid is made within our budget then dredging should begin within 30 days, provided the company checks out. We are still waiting on the GLO to give up coastal easement and surface lease of Pocket Park No. 4. The engineers committed to this three months ago but a lot of small issues have come up.

Mark then suggested we contact the Core of Engineers which is managing stimulus money for the Port of Houston. Pat will be applying for CEPRA funds for marsh restoration by July.

### **Section Reports**

Section 2 – Bob gave the city information on a house on Camino in which we cannot get a hold of the owners and the house still needs to be cleaned-up. We had some break-ins; a couple of vehicles were stolen. The guy was a renter and was caught. Linda was asked by some homeowners to go by and check out their house which she did.

Section 3 – Good news. The long term renters of one house are gone and the owners have come in and cleaned the place up. The other one has been sold and a dumpster has been brought in. There is still a foreclosure in which the yard is not being mowed.

Section 4 – All quiet.

Section 5 – Bonny has sent out emails regarding a GLO email. She would like permission to use the TBCIA name to apply for dune restoration money. The money cannot be asked for by individuals. There are six residents on the beach that would pay the match price but they need a non-profit name to apply for the grant. Mark suggested that the residents sign something saying that Terramar would not be responsible and that the residents would only be responsible. Bonny said she would go somewhere else to get the non-profit name because she did not think the residents would want to sign anything.

Section 7 – The house next to Phyllis' has finally been cleaned up.

Marina Section – The storm drains are in.

### **New Business**

A homeowner that owns the lot next to the marina is suing TBCIA because FEMA cracked their bulkhead. They are suing for \$2148 because they said TBCIA gave them the permission to use their lot as a staging area. Bob has told more than one person at FEMA that they need to fix the bulkhead in front of the lot. FEMA is supposed to be working on getting someone to fix it.

Bob received a letter from the city that Terramar needs to have their backflow prevention device checked out. Bob has contacted the City of Galveston to file an extension. Not sure if this is in the pool area or at the front entrance.

Motion was made to adjourn the meeting. Motion was seconded. Meeting adjourned 12:50PM.

Respectfully submitted,

Alice Lincecum  
Secretary