

TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION, INC.

ROUTE 1, BOX 5174 • GALVESTON, TEXAS 77551

MINUTES OF THE ANNUAL MEETING OF THE TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION, INC.

JUNE 10, 1989

A quorum was present and the meeting was called to order by the President, Mrs. Dorothy Arnold.

A motion was made and seconded to accept the minutes of the 1988 Annual Meeting as submitted by the Secretary and previously mailed to the property owners, same being approved.

TREASURER'S REPORT

An income statement was distributed to those in attendance, copy attached hereto and made a part of these minutes.

The Treasurer reported there was approximately \$45,000.00 in the bank. There was approximately \$5,000.00 increase in maintenance fees collected over last year as a result of turning collection of the many delinquent accounts over to a law firm. Delinquent maintenance fees amount to \$62,837.00. The firm pursues those delinquent accounts owing \$400.00 and above. When these accounts are decreased other delinquents, \$400/less will be processed, and will be continuous. The Board has been pleased with the collection results. The attorneys fee is 30% of the amount collected by them, which was lessor amount than other firms contacted.

Those who are paying their maintenance fee are supporting everyone. However, their has been good response from the delinquent notices sent out. There has been those in economic hard times and we are working with those individuals who are making an effort to decrease their deliquencies.

Legal action will be taken against those delinquents uncollectable.

A Motion was made and seconded to accept the Treasurers Report, same being approved.

New property owners were recognized, however the tape was not clear enough to include the names in this report.

OLD BUSINESS

There are four Judgements in legal process on deteriorated bulkheads.

Two representatives of Terramar Beach attended a City of Galveston meeting and were informed that when additional road bonds were sold they would possibly allocate more funds for surfacing the streets in Terramar. However, more of our property owners need to write and/or visit the City Manager and other City of Galveston officials to express the need for these services.

The mail boxes at the entrance which are deteriorated need to be replaced. Mail will no longer be placed in them by the postal authorities.

Appreciation was given to the Svec's for their work at the swimming pool and other areas. Mr. Svec reported vandalism the previous night. Someone broke the lock, went in and created a mess.

If someone is seen after the pool closes within the fenced area or on the grounds call Mr. Svec, a section representative or the authorities if their activity is unclear.

Some of the lots with homes are not being maintained and mowed. If you desire the Association to have it mowed for a nominal fee contact your section representative.

Deed Restrictions for the S/D are available for \$1.00. These documents are informative.

Speed of automobiles, etc., entering and leaving this subdivision has been excessive. Please advise your relatives, friends, etc to adhere to the posted speed limits. It is getting dangerous for those walking, and jogging in our s/d and to the beach. Little kids also enjoy a certain amount of freedom around and do not always watch for that car or bike as close as they should.

Respect the speed of other boats, including the paddle boats, in the canals.

The S/D fishing pier has been improved with a cover and better lighting. Turn off the lights when through and clean up the area, advise your friends and renters accordingly.

Access to boat ramp keys by others, need to be better controlled by the property owners.

Persons need to be informed to stay away from private property, fishing from those areas and in general being where they have no business. These incidents are happening more frequent and the authorities will be called.

A question regards to insurance on the Income Statement was accepted out of order. The question pertained to the increased amount from 88 to 89. The Treasurer said there was an increase, that 2/3 of the 88 premium did not get paid until May which put it into the 89 fiscal year figures. However, we have had a 25% premium increase which we have no control. We are considered in the risk pool due to the fact that we are small and we cannot shop for better rates.

NEW BUSINESS

Nominating Committee for new officers was Lloyd Pepper, Mrs. Lee Gremminger, & Mrs. McCrory. The committee informed the group that since two people per office was not possible to obtain, a slate was prepared. The slate was presented and nominations were asked from the floor. There were none submitted from the floor. A motion was made and seconded that the slate of new officers be approved as submitted, same being the following:

President - Dot Arnold
Vice President - Don McCrory
Secretary - Janell Briggs
Treasurer - Bernard Duco
Director Section 1 - Tom Hetzer
Director Section 3 - Nancy Buss
Director Section 5 - Sharon Geldmier
Director Section 7 - Arnold Smith

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There was a complaint from the floor that the vapor lights and/or fishing lights that were left on all night were unpleasant.

Another complaint was that people were careless and inconsiderate of others by putting garbage and trash in the canals.

A more forceful sign was needed at the boat ramp regards to parking and trash, suggested from the floor.

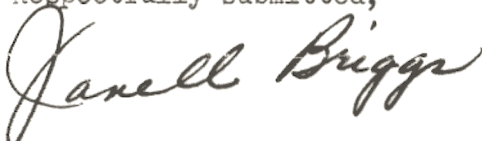
Question from the floor as to when would the entire subdivision be on city water and no septic tanks, after some discussion there was no realistic answer available.

An owner from the floor presented that his water had excess rust in the contents, he had spoke with the City, no results. It was suggested that a charcoal filter be used and changed every 3 months.

Motion was made, seconded and approved to adjourn

These minutes reflect my understanding of the statements, questions, discussions and reviews as transmitted by the taped recordings of the meeting .

Respectfully submitted,



Janell Briggs
Secretary