

TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION, INC.

ROUTE 1, BOX 5174 • GALVESTON, TEXAS 77554

ANNUAL MEETING MINUTES  
JUNE 8, 1991

At 10:30AM President Arnold Smith announced there was quorum present and called the meeting to order.

He then introduced the people who served on the Board over the past year; Paul Herring, Vice President; Stoche Langlois, Treasurer; Eleanor Gaman, Secretary; Director Section 1, Tom Hetzer (absent); Director Section 2, Mike Sanders (absent); Director Section 3, Nancy Brown (absent); Director Section 4, Mike Hartman; Director Section 5, Sharron Geldmeier and Director Section 7, Patrick McDowell.

President Smith asked if there were any additions or corrections to the Minutes of the 1990 Annual Meeting which were mailed out after that meeting. A member made a motion that the Minutes be approved as mailed. The motion was seconded and passed unanimously

Mr. Smith introduced guests at the meeting - Mr. Douglas Matthews, Galveston City Manager, who was representing Mayor Barbara Crews who was scheduled to attend but had another commitment; and Mr. Louis Runge, who is the Association's accountant. Before Mr. Matthews addressed the Association, Mr. Smith said we were happy to have Mr. Matthews with us and we were certainly happy about all the work the City had done in the subdivision over the past year.

Mr. Matthews stated that street paving and water line replacement had been going on in Terramar and he told us that all streets in the subdivision will be paved by September 30th. Water line improvement would be going on over two years and should be concluded by mid 1992. This work is being done in phases and could not be done all at once without having a severe impact on water and sewer rates. Mr. Matthews also said the City has hired an architect to design the new fire station in Sea Isle and hopefully construction would begin in the next 90 days. He said he had a commitment to this area and apologized for the delay in getting to Terramar but he had been assured by his staff that we were a top priority. A member thanked Mr. Matthews for all the work the City had done over the past year and said that after years of being treated like stepchildren the attention was certainly appreciated. Mr. Matthews said he appreciated our needs being brought to his attention last year and that when he came out here he was embarrassed at the neglect on the part of the City and said hopefully more could be done in the future. There being no questions of Mr. Matthews, he thanked us for having him and he apologized for Mayor Crews absence saying she had a family obligation in Houston. Mr. Smith thanked Mr. Matthews for coming and said we all appreciate Mr. Matthews efforts and feel like we are a part of Galveston.

The Treasurer's Report (copy attached) was then given by Stoche Langlois. He

told us that for the most part income and expenses were similar to the year before except for a large expense for bulkhead repair. We had to replace the bulkhead on the Association's Marina tract which resulted in an expenditure of \$16,420. Total Association funds as of April 30, 1991 were \$69,254.52. Stoché reported that thanks to Mr. Runge's efforts, our collection of maintenance fees are running approximately \$10,000.00 more a year, for the past few years, which has helped our financial situation considerably.

Stoché then asked if there were any questions. A member asked what was the balance of delinquent maintenance accounts. Mr. Smith reported that the unpaid maintenance balance was \$40,186.00 and that on November 1, 1989, the balance was \$57,517.00, a reduction of some \$17,000 thanks to the efforts of Mr. Runge. Mr. Smith also said that we have probably collected all we are going to collect without going to court. The people who still owe are the hard-core who will not pay without being sued. A member asked if Title Companies are checking on and collecting back maintenance at closings. The answer was "Yes". Another member asked what portion of the \$63,839.14 collected so far this year were current fees and what portion were delinquent fees. \$49,518.00 of the \$63,839.14 collected this year were 1991 maintenance fees the remainder were delinquent funds. A motion was made, seconded and carried unanimously that the Treasurer's Report be accepted as written and presented.

The next item on the agenda concerned the proposed changes to the Association's By-Laws. (A summary of these changes were included in the letter announcing the meeting and a copy of the By-Laws were handed out to each member who attended this meeting. If anyone who was not at the meeting would like a copy, please contact a Board Member.) Mr. Smith asked Patrick McDowell who, along with Mike Hartman had reworked the By-Laws, to explain what had been done and to answer any questions. Pat explained that most of the changes were cosmetic and were done to put the By-Laws in a legible order to only reflect everything that was current in each article. A member questioned the change to ARTICLE 8 PART 7 giving the Board authorization to spend up to \$5,000.00 on the Annual Meeting. It was explained that originally the Board could spend \$10,000.00 and it was decided to trim that amount to \$5,000.00. A member asked about the deletion of several committees in ARTICLE 11 PART 1. It was explained that these committees had not been appointed in years and that since the President could appoint any committees he/she felt necessary there was no harm done. A member stated that she thought some of these committees were called for in the Deed Restrictions. Mr. Smith stated that the only committee he was aware of that is required by the Deed Restrictions was the Architectural Control Committee. A member who was checking the By-Laws during the discussion said that was correct. A member made a motion that the proposed changes to the By-Laws be accepted as presented. The motion was seconded and passed.

Mr. Smith then reviewed the Board's activities (copy attached) over the past year. A few of the items warranted some discussion. Item 4 - Mr. Smith pointed to the new bulkhead on the Association's Marina Tract and stated that with the completion of that work all the Association's bulkheads were in good order. Item 7 - Mr. Smith pointed out that even though the Association had made a contribution to Jamaica Beach Volunteer EMS and would continue to make contributions to this organization; they are still in need of funds and we all

might want to consider making personal contributions. A member made a motion that the Association contribute \$500.00 during 1991 to the Jamaica Beach Volunteer EMS. The motion was seconded and passed unanimously. Item 10 - There was a long discussion about bad bulkheads. This is a continuing problem that the Association has to keep up with and will endeavor to do so. Item 11 - This has not worked as well as we would like. Some properties have been forced to sale for back maintenance but we have not recouped our costs. The Board is looking at taking some owners to Small Claims Court rather than through the normal court procedures thereby reducing our costs. Item 15 - Mr. Smith said that the Association accounts had been returned to a two signature system. This means that all checks drawn on the Association accounts must be signed by two officers. Item 18 - After many meetings with City officials, it was resolved that in order for Terramar to be in compliance with the Open Beaches Act; cars would park along Gulf Drive rather than on the beach. Public access will remain at Terramar Drive and in Section 5. A lot owner in Section 1 has approached the City about donating his lot to provide public access from Gulf Drive to the beach. This has not been finalized. Items 19 & 20 - Street paving and water line work in presently going on and we will continue to monitor this work. A member asked about speed limit and "Dead End" or "No Access" signs. Mr. Smith said that the new Board would look into that. Item 36 - A member questioned the fact that the Marina Tract does not have representation on the Board. Mr. Smith thought that this area was included with Section 3 for representation. The new Board would look into this.

Mr. Smith asked that any new property owners stand and introduce themselves. Owners who did so were Nelda and Charles Sullivan who recently purchased a house on Lunes Street in Section 4 and Gene and Ann Bentley who recently purchased a house on Quadro Street in Section 3. Also Rory and Nancy Corbell who purchased a house on Lunes Street in Section 4 and Debbie Ashmore who has purchased a house in Section 7. The new members were welcomed and urged to participate in Association.

ELECTION OF OFFICERS AND DIRECTORS - Mr. Smith introduced Mike Hartman, Chairman of the Nominating Committee and asked him to conduct the election. First Mike pointed out that in order to comply with the By-Laws the election would be conducted by a show of hands not by acclamation and Section Directors would be voted on by people in the respective section only. The following were elected by their section: Patrick McDowell, Section 7; Elizabeth Batmanis, Section 5; Nancy Brown, Section 3 and Margaret Shipwash, Section 1. The following were elected by the entire membership: F. J. Langlois, Treasurer; Barbara Boos, Secretary; Paul Herring, Vice President and Sharron Geldmeier, President. Mr. Smith thanked all the Board members who helped him over the past year and turned the meeting over to Mrs. Geldmeier.

Firstly, Sharron thank Arnold Smith for all his efforts over the past year. Sharron said that she and her husband had owned a home in Terramar for sixteen years and they liked how Terramar had been run and kept up and she intended to continue that tradition. She urged people to become active in the Association and to contact Board Members with any problems.

NEW BUSINESS - The major item to be discussed is the dredging of the main

channel. Sharron asked Mike Hartman to report on this subject. He gave a brief review of what had been done in the past. Our permit from the Corps. of Engineers has been renewed for another 10 years. The channel is going to have to be dredged sometime over the next year. There was a long discussion about the channel, alternatives to dredging, money to spend on dredging, etc. A motion was made by a member that the Board be given the authority to determine whether or not the channel has to be dredged, if it does to obtain bids and to present their findings to the entire Association either at the next Annual Meeting or at a Special Meeting if necessary. The motion was seconded and carried.

There being no other new business a motion was made to adjourn the meeting. The motion was seconded and carried.

Respectfully submitted,

Barbara Boos, Secretary

## BOARD ACTIVITIES FOR THE PAST YEAR

### Past Year's Board Activities Highlights of the Past Year

- 1) Reinstated the corporate charter.
- 2) Nominated Eleanor Gaman as Registered Agent using her address as the registered office of the corporation.
- 3) Issued 3 sixty day letters on home sales.
- 4) Bulkheaded Tract #5 of Marina Subdivision.
- 5) Authorized installation of "No Wake" sign in channel.
- 6) Authorized installation of new PVC pipe over old channel markers.
- 7) Paid \$500 to Jamaica Beach Volunteer EMS as voted at 1990 annual meeting.
- 8) Studied pool operation for possible cost reduction.
- 9) Pursued Lot 3 of Marina Subdivision owner for bulkhead repair.
- 10) Pursued with our attorney Jeffrey Kilgore canal lots needing bulkheading.
- 11) Pursued with our attorney, Redmond, Sappio and Daughtry, and our CPA, Louis Runge, delinquent maintenance fees.
- 12) Recommended By-Laws changes.
- 13) Collected 3 years interest on Terramar Bay Corp. note and extended due date to 6/13/91.
- 14) Consolidated the Association files and records.
- 15) Returned bank accounts to two signature basis as required by our By-Laws.
- 16) Placed \$25,000 contingency funds in a one year C.D. for better interest return.
- 17) Obtained new stationery.
- 18) Resolved West Beach parking for Terramar Beach.
- 19) Pursued street paving with the city as promised by Mr. Matthews at our last annual meeting.
- 20) Pursued water line improvements with the city as promised by Mr. Matthews at our last annual meeting.
- 21) Pursued removal of the last 3 house platforms left from Hurricane Alicia.
- 22) Pursued Highway 3005 drainage with the city and state highway department (and are now seeking additional improvements).
- 23) Requested the city to remove remaining debris from Hurricane Alicia.
- 24) Obtained from County Records prints of the plats for each section of the subdivision for the Association files.
- 25) Requested "Dead End" street sign Buena Street from city.
- 26) Successfully urged Terramar Bay Corp. to place "No Trespassing Signs" on property in Section VI.
- 27) Purchased new word processor and tape recorder for the Association.
- 28) Prepared a standard form letter for ACC committee to use to inform Mr. Runge when a house is built.
- 29) Pursued Southwestern Bell Telephone Company about deed restriction violation in Section 7.
- 30) Increased liability insurance from \$500,000 per incident per total to \$1,000,000.
- 31) Obtained proof of insurance from Lingos.
- 32) Finalized a new lease for Lingos.
- 33) Attempted to get Section I property owners to revised their deed restrictions.
- 34) Obtained extension of dredging permit from Corp. of Engineers to 12/31/2001.
- 35) Continued our pursuit of good rapport with the city officials.
- 36) Checked to be sure the deed restrictions changes that increased the maintenance fees had been filed with the County Clerk.
- 37) Late fee charges for Marina Subdivision were set by the board.
- 38) Notified Runge to collect late charges on maintenance fees in sections where the deed restrictions allowed such.