

**TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 9, 2019**

CALL TO ORDER

Having established a quorum president Craig Vance called the meeting to order at 9:05

ATTENDANCE

President Craig Vance, Treasurer Carolyn Bebermeyer, Secretary Wendy Majewski, Section leaders, Charlotte Dickerman, Janice Hendrix, Richard Wagner, and Debby Reichert.

Absent-John Saxon, Paul Lucas, Jeff Walden and Alice Lincecom

Guests- Lisa Porter, King Management Company and Kenneth Kemble, ACC

FINANCIALS

Current funds as of October 31, 2019 - 139,711.81

Dredging account - 130,314.20

SECTION REPORTS

Section 1 - Kenneth Kemble reported lots in section 1 and 5 that had clay and other fill placed on them illegally have been tagged and fined by the GLO and the fill must be removed by the owner of the lots.

Section 2 - No report.

Section 3 - Janice asked for clarification on who to report violations. Lisa Porter will be contact person. House at 22922 Cuadro needs improvements. Janice needs new pool keys and asked for a list of property owners in arrears for key distribution purposes.

Section 4 - No report.

Section 5 - See Section 1 (above).

Section 6 - Dock at the end of Chiquita was destroyed in the recent storm and will need approved permits before rebuilding. Issue was referred to Lisa Porter. Charlotte requested the installation of a right turn lane at the entrance to Terramar Beach from FM 3005. Craig will ask the project manager of the road project to inquire about the feasibility.

Section 7 - Discussed 2 property owners that have not mowed. She was advised to contact Mr. Herr with the City of Galveston. Discussed need for drainage improvement and was advised the city will not go on private property to clear drains or deepen the existing drainage "culvert".

COMMITTEE REPORTS

ACC - A property owner in section 1 wants to build but that lot needs approval from the GLO before construction can begin. Kenneth stopped work on 2 houses for not having permits. A suggestion was made to include an application form on the website for property owners making repairs as the existing form only addresses new builds. House on Buena does not have a certificate of occupancy.

POOL - Kenneth stated the pool needs to be resurfaced. Asked for direction about maintaining the chemicals if the pool needs to be drained. The pool fence will be painted in the spring and will be coordinated to involve volunteers.

WGIPOA

The latest request for CEPRA (Coastal Erosion Planning and Response Act) was declined and WGIPOA is looking for other forms of funding. Cost of transporting the dredge is greater than the cost of the dredging itself. It was noted that if the channel closes property values will be affected. The 13 acre project is on hold again.

KING MANAGEMENT COMPANY

The transition is going smoothly. Lisa Porter will get three bids for the pool resurfacing. The correct mailing address is: 720 N. Post Oak rd. #140 Houston TX 77024.

Recommended changing financials to calendar year instead of year end on April 30. Motion made to accept the change was made by Carolyn and seconded by Janice. Motion passed.

King Management Company will be working to collect unpaid maintenance dues adding a payment plan option. Charlotte asked that the management company website be changed to allow easier access. Debby asked if the license plate information could be optional. Lisa will discuss with website manager.

Lisa will have new hang tags and window stickers made for identification purposes. Lisa asked how strictly does the board want deed restrictions enforced and the board identified several houses in serious disrepair.

King Management Company is working on the 2020 budget and will present it to the board for approval before December.

NEW BUSINESS

The sinkhole on Terramar Blvd. is still an issue despite several calls and emails by various board members. Lisa will contact Public Works on our behalf.

Craig suggested that Terramar Beach chose a charity that we, as a community, can donate to for the holidays. RCC, the women's crisis center, was chosen. Wendy will contact RCC for input and report back to the board. Collection day is December 14th at Pepper's Pavilion. Next meeting is on January 11, location TBD.

Meeting adjourned at 10:50.

Respectfully submitted, Wendy Majewski, November 14, 2019.