

**TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 16,2021**

CALL TO ORDER

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

ATTENDANCE

President Craig Vance, V.P. Jeff Walden, Secretary Wendy Majewski, Treasurer Carolyn Bebermeyer, Section Representatives, Charlotte Dickerman, Richard Wagner, Debby Reichert, John Saxon and Mark Garza. Janice Hendrix joined via phone.

Guests- Lisa Porter, King Property Management, Kenneth Kemble and Dale Golden, ACC - Jon Olson, Lynn and Chris McMullin and Laurie Christensen.

FINANCIALS

Operating - \$208,920.38

Dredge fund - \$141,740.97

GUEST SPEAKERS

Lynn McMullin requested security on busy weekends. Laurie Christensen noted lack of respect for police officers means private security will not be able to enforce issues as off duty licensed police officers can. Suggested a neighborhood patrol.

COMMITTEE REPORTS

ACC - Plans were approved for two houses and completion date must be within one year of the pilings being set. Portable sheds are placed on several yards and Lisa will send letters to violators. A builder is storing lumber on a vacant lot.

WGIPOA

Still meeting via Zoom the third Saturday of every month. Log in begins at 8:30 AM and the meeting begins at 9. Go to www.wgipoa.com for a schedule of 2021 speakers.

DREDGING REPORT

Craig received the engineering report from Magellan and they are preparing a scope of work. A core sample of the dredge is needed with the possibility the Park Board will use the sand for beach replenishment. The next step will be putting the plan out for sealed bids.

SECTION REPORTS

Section 1 and 5 - Trash cans are being left out for days after pick up. Lisa Porter has contacted owners to remind them they must be secured the same day as trash pick up.

Section 2 - No report.

Section 3 - No report.

Section 4 - John Saxon said that several RV's are being stored on lots against the deed restrictions.

Section 6 - Charlotte reported the City of Galveston will be notified about breached bulkheads in the cul-de-sac. The owners have not responded to requests from the board to do the necessary repairs. The city can make the repairs and place a lien on the properties.

Section 7 - Debby reported the trash situation is better.

OLD BUSINESS

- Landscaping - Lynn McMullin reminded section representatives that individual property owners need to retain their own lawn service. The palm trees have been planted and irrigation installed. A motion to add six additional trees to complete the row of palms to Marina Drive was made by Debby and seconded by Charlotte. Motion passed. Sand or sod is needed to prevent washout where the new meters were installed for the irrigation system.
- Pool fence - A motion to have the pool fence power washed, painted and the webbing along the bottom of the fence replaced was made by Debby and approved by Charlotte. Motion passed.
- Bulkhead repairs/warranty work - Some small warranty work will commence soon and a new bid for the washout areas will be needed. A new polymer product may be used at the boat ramp to repair prop washout areas.
- Security - Jon Olson presented a packet with action items for consideration.
- STR - Lisa Porter with KPM discussed rules and regulations that are legally enforceable. Weston Ray, an HOA attorney, communicated that fines for violations will need to be voted on and approved by 67% of members per section. Suggested fine to the property owner is \$25 per day per violation.

NEW BUSINESS

- Beach access sign - A motion was made to remove the sign at the beachside by Wendy and seconded by Carolyn. Motion passed.
- Mailboxes - Carolyn, Mark and Wendy will work on getting the slab poured for the five new mailboxes.
- Christmas lights - Next year we need to involve more people.
- Crawfish Boil - Scheduled for April 24, 2021
- Marina gate - One bid was received to replace the gate and make repairs. John will get a quote to replace with a sliding gate and key pad.

EXECUTIVE SESSION

At 11:05 the guests were dismissed and the board went to executive session. The board discussed security issues and liens on lots . Meeting adjourned at 11:50.

Respectfully submitted by Wendy Majewski