

**DRAFT**  
**TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**JULY 10, 2021**

**CALL TO ORDER**

Having established a quorum president Jeff Walden called the meeting to order at 9:00

**ATTENDANCE**

President Jeff Walden, Past President Craig Vance, Treasurer Carolyn Bebermeyer, Secretary Wendy Majewski, Section Representatives - Charlotte Dickerman, Jon Olson, Richard Wagner, John Saxon, Dave Warren, Mark Garza, Delores Wheatley  
Guests- Lisa Porter, King Management Company and Kenneth Kemble-ACC, Anthony Osso, Frank Helrich, Barlas Yuce, Gust George

**FINANCIALS**

Current funds - \$163,497

Dredging account - \$150,942

Financials will be emailed to board members for review prior to meetings going forward.

**GUEST SPEAKERS**

Anthony Osso spoke of the need for more community activities and suggested hiring a band for a family friendly concert in October. Wendy Majewski has received a sizable donation to cover the cost of the band. Discussion tabled for future vote.

Barlas Yuce stated he could sit on the board as interim Vice President.

**ACC**

Kenneth reported a house in Section 8 is 1.5 feet over the rear build line and requires a variance or the house will need to be moved. The builder will receive the variance but will pay all legal fees and a fine. The ACC guidelines will now require a second piling survey before building begins to ensure this doesn't happen again.

**POOL**

Jon Olson spoke of problems with people without a key gaining access to the pool. Signage to be posted stating "No Key No Entrance" and a reminder to keep the gate closed.

**WGIPOA**

Meets the third Saturday of every month. This month's speakers will be Sea Scouts and Hans Haglund with Galveston State Park.

**SECTION REPORTS**

Section 1 - Legal actions by the city are pending regarding the illegally placed fencing

Section 2 - Received requests to pull in trash cans. There is an electrical box near the entrance that needs a cover and Mark will replace it. Marie Robb will speak to TXDOT about the flooding issue at the exit onto FM 3005.

Section 3 - Mowing is slow due to heavy rains.

Section 4 - Owners of the STR on Lunes will provide contact information to neighbors for security problems that arise. John Saxon has not received a final invoice from the company which did the bulkhead repairs.

Section 5 - Would like to see a new sign erected at the beach side entrance.

Section 6 - STR parking remains an issue. Requested additional security from 9:30 AM to 11 AM on Sundays to enforce speed limits.

Section 7 - 11 properties still had trash cans out on Thursday. We need No Outlet signs on Buena and Wrong Way signs on the boulevard.

### **OLD BUSINESS**

A motion was made by Mark Garza and seconded by Craig Vance to allow the minutes of the annual meeting to be posted to the website as soon as they are ready as a read only draft. Motion passed.

The lock on the marina gate needs to be adjusted to allow access from both sides of the gate. Discussed additional security on holidays. Fireworks were an issue as usual.

### **KING MANAGEMENT COMPANY**

Lisa Porter stated KPM will donate \$200 towards the concert in October.

She stated the need for a \$5000 deposit with the city planning commission for a beach raking permit if Terramar Beach becomes inundated with Sargassum seaweed.

Reported that new legislation demands meeting dates must be posted on the website 6 days prior to a meeting and the annual budget must be publicly approved.

### **EXECUTIVE SESSION**

At 10:25, guests were excused as the board went into executive session.

A motion was made by Carolyn Bebermeyer, seconded by John Saxon, to allow not more than \$2000 be allocated for the concert in October. Motion passed

Other items discussed - the variance for the house over the build line, overflow parking at the pavilion and dredging.

Carolyn Bebermeyer made a motion to appoint Mark Garza as interim Vice President, seconded by Charlotte Dickerman. Motion passed.

Meeting adjourned at 11:45

Respectfully submitted by Wendy Majewski - July 24, 2021