

**TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 11, 2021**

**CALL TO ORDER**

Having established a quorum president Jeff Walden called the meeting to order at 9:05.

**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, Delores Wheatley, Barlas Yuce. Mark Garza linked in via cell phone.

Guests- Lisa Porter, King Management Company. Dale Golden and Kenneth Kemble-ACC, Frank Helrich, Michelle Warren.

**FINANCIALS**

Current funds - \$148,138

Dredging account - \$151,006

**GUEST SPEAKERS**

Michelle Warren questioned why GARM information remains on the Terramar Beach website. She questioned the use of executive session for issues that don't fit the parameters set by the Texas Legislature as of 9/1/2021. Lisa Porter stated she discussed this with Jeff Walden prior to the meeting and we are in compliance with that law.

Frank Helfrich questioned the use vs. cost of the security cameras and asked for signs to be posted at the entrance. He also stated trash cans are being put out too early.

**ACC**

Kenneth reported a house in section two has pilings in the ground and four more houses are slated to begin as soon as they can get pilings delivered. He has received emails regarding RV's on several properties along with complaints that contractors cannot reach anyone on the ACC committee to file paperwork. This was contested by all on the committee.

**POOL**

"The pool is fine.", said Kenneth. Jon Olson researched Sea Isle's pool policy and reported they charge \$100 per STR, good for 10 people for seven days. The fees collected allow them to hire pool monitors to prevent misuse of the pool and help defray the cost of the pool. Mark Garza will assist John and follow up with a Terramar Beach resident who owns a pool company to plan for next year's pool options.

**WGIPOA**

Meets the third Saturday of the month at the Galveston Country Club. Breakfast at 8:30 followed by the meeting at 9. Speakers will be Texas State Representative Mayes Middleton and Texas State Senator Larry Taylor.

**SECTION REPORTS**

Section 1 - No report.

Section 2 - Culverts at the west end of Camino are blocked, preventing drainage

Section 3 - Mowing is improving. Noticed city or county in section three assessing drainage.

Section 4 - No report.

Section 5 - Complaints about ongoing trash being stored on a lot.

Section 6 - A home has construction materials still present on a lot. Improvement has been seen in addressing trash issues with the STR's.

Section 7 - An elderly resident has complained about the unmowed lot next door. One way signs are needed on the boulevard.

Section 8 - No report.

### **OLD BUSINESS**

Security will continue until the end of September. Discussed the sign at the beach entrance but, as a motion was made, seconded, voted and passed in January arguing to keep the sign was moot. A motion was made by Carolyn Bebermeyer and seconded by Wendy Majewski to proceed with the purchase and installation of two news signs to be placed on either side of the entrance. Motion passed.

Plans for Rocktober - Officer Hanson will be working security, the permit for sound amplification is in hand, tables and chairs and portable toilet ordered, contract signed with the band.

Dredging - Discussed setting a date for a meeting with the entire neighborhood to provide information on the different models we can work with and to outline an assessment.

### **NEW BUSINESS**

The light pole at the pool needs to be replaced. Barla Yuce asked about constructing a playground. Mark Garza and Jon Olson plan to speak with Raymond Thompson about the intentions of the 15 acre development.

### **EXECUTIVE SESSION**

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

Lisa Porter discussed the new legislation that went into effect on 9/1/2021. KPM will refile the management certificate and will add new security guidelines to enforce the deed restrictions. Going forward the agenda will be posted on the website at the same time as the meeting time and place. Discussed an issue with a disagreement between two property owners.

Meeting adjourned at 11:50

Respectfully submitted - Wendy Majewski

September 13, 2021