

**TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 8, 2022**

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, Richard Wagner, John Saxon, Dave Warren, Susie Calvin.

Guests- Kenneth Kemble-ACC, Michelle Warren.

FINANCIALS

Current funds - \$182,216

Dredging account - \$151,100

GUEST SPEAKERS

Michelle Warren asked a committee be created to obtain names of all renters from the STR property owners as allowed by the Texas Legislature. The board discussed problems that may arise acquiring the information and, as there are no enforcement measures provided by the state, it was not endorsed by the board

Mrs. Warren questioned why GARM information remains on the Terramar Beach website and it was again explained that GARM is not advertising homes for rent but is there as a source of information to address security issues for properties listed as STR's on GARM.

Mrs. Warren thanked Kenneth Kemble for all the work he does for Terramar Beach.

ACC

Kenneth stated plans have been submitted for one new house and one addition. There are several problems in section 2 - a builder is storing pilings on a lot on Valer, a house has a city permit displayed and hasn't submitted any plans to the ACC, and pilings are on the lot of a home on Buena with no submitted plans. He said he reports issue to KPM when warranted but doesn't get any feedback to determine if the problems have been addressed. He stated a house on Miramar that is being renovated allowed insulation to blow around the neighborhood during a recent storm, the owner said it would be cleaned up but it has not.

A property owner asked for a variance after realizing his pilings and house are over the build line. Discussion tabled until more research is provided.

DREDGING

JP Bryan's land manager and the dredge committee will meet with an environment consultant and the EPA to determine the placement of the spoils. The committee needs to provide documentation of previous dredges to the GLO and Army Corp of Engineers. Carolyn will look in storage for old permit numbers.

WGIPOA

The next Zoom meeting on January 15th is with Mayor Craig Brown and City Manager Brian Maxwell presenting the state of the city address.

Craig reported the Park Board will not renew the beach raking permit effective 2022. Mechanical raking will not be allowed but hand raking will.

OLD BUSINESS

A motion was made by John to accept the bid of \$3400 for the removal and hauling away of the 14 dead palm trees. Seconded by Carolyn. Motion passed. Motion made by Wendy to approve the extra \$700 to secure the permits for the signs to be placed beachside, seconded by Charlotte. Motion passed.

Pool - Charlotte asked if the cameras can be moved or another added to better record issues with security. Carolyn will discuss with the camera provider. Wendy reported that many property owners question why the pool needs to close at 7:30. Kenneth stated the pool cannot be open after dark. Wendy said it's still light past 8 PM and she knows someone interested in taking over pool maintenance if Kenneth decides he doesn't want to continue.

NEW BUSINESS

The light pole at the pool needs to be replaced as does the box surrounding the lock. The key admin suggested a fine for replacement keys be levied on owners who rent and lose keys. Discussion tabled until Mark and Jonathan are in attendance as they met with other pool operators facing similar issues.

John suggested the need, once again, for a gate accessing the road to the pavilion due to the 15 acre overflow parking.

Jeff welcomed Susie Calvin as interim Section 2 representative.

Crawfish boil dates will be either April 23 or 30. Discussion tabled until next meeting. The team which coordinated last year has retired and the board needs to find new volunteers if the boil is to continue.

ADJOURNMENT

Motion made to adjourn at 10:30 made by Jeff, seconded by Carolyn. Motion passed.

Respectfully submitted - Wendy Majewski, Secretary
January 9, 2022