

**TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 9, 2022**

CALL TO ORDER

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

BOARD MEMBERS PRESENT

President Jeff Walden, Past President Craig Vance, Vice President John Saxon, Treasurer Carolyn Bebermeyer, Secretary Wendy Majewski, Section Representatives: Richard Wagner - Section 1, Susie Calvin, - Section 2, Jonathan Olson - Section 3 and 8, Rhonda Hamlin - Section 4, Delores Wheatley - Section 5 and Charlotte Dickerman - Section 6
Guests - Lisa Porter, King Management Company. Kenneth Kemble and Dale Golden - ACC, Julian Delclos, Michelle Thompson and Mike Harger - Webmaster.

GUEST COMMENTS

- Mike Harger discussed privatizing sensitive information such as contact information and meeting minutes on the Terramar Beach website. He will create a password enabled system and distribute the information via email to property owners with instructions on how to access the portal Lisa Porter and Charlotte will provide the email addresses.
- Julian Delclos is a full time resident in Section 8 and showed interest in serving as section representative. The board will take this into consideration during the executive session.
- Jonathan Olson spoke on behalf of James and Terrie Benoit who asked for more transparency from the board. They would like to have more information made public from the dredging committee and status of the sign replacement beachside. They feel many of the decisions made by the board should be brought before the entire community for a vote.

FINANCIALS

Operating - \$214,082

Dredging - \$161,289

ACC COMMITTEE REPORT

Kenneth reported plans have been approved for one driveway, one roof and one new home on Laguna. Charlotte requested a list of new activities be made available for section leaders and was directed to receive that information from KPM Co. A trailer in section 7 has been red tagged. Lisa will try to find owner information. Charlotte located another set of recorded deed restrictions for section 6 dated 1995 that indicate different covenants than the older one. Lisa will have the new paperwork reviewed by attorney Weston Ray.

POOL

Kenneth distributed a list of the duties he performed at the pool. Question arose about the status of the 2 or 3 year old pool vacuum. JK Pools wants to add a third cleaning day. Wendy will coordinate with Tim to check on the vac and have him do a cleaning instead of paying JK

Pools for an additional day as well as bringing him up to speed about the additional pool responsibilities.

DREDGING

JP Bryan's representative, Marshall Baker, is communicating with Peninsula Dredging on pricing for receiving the spoils onto the point in the preserve. The intention is to bulkhead or jetty the area in order for them to reclaim the 30 acres of sand that is underwater in the bay adjacent to the boating channel. With the advice of an environmental consultant Mr. Baker is proceeding with the permitting process.

SECTION REPORTS

- Section 1 - Trash cans for rental properties are being put to the curb too early and not always returned the day of trash pickup.
- Section 2 - No report
- Section 3 - Trash cans are out too early. A renter dumped charcoal coals on Jonathan's dead grass.
- Section 4 - Rhonda reported 70 dead palms throughout the neighborhood. She will contact Centerpoint for those near power lines. She contacted 12 property owners who are delinquent in paying their HOA fees and KPM collected from 6.
- Section 5 - No report
- Section 6 - Charlotte reported 5 new homes being built in section 6. She contacted one delinquent property owner.
- Section 7 - Michelle Thompson volunteered to serve as interim section representative. This will be discussed in the executive session.

NEW BUSINESS

- There are continuing problems with the locks on the pool and marina gate. The core within the lock at the pool is damaged and the repair is \$500. The lock on the marina gate was vandalized and mangled but is workable for now. Property owners MUST lock the gate when leaving the marina in order to keep unauthorized people from using the fishing pier or boat launch. Craig questioned why the cameras never captured the vandalism. Carolyn will have the cameras relocated to get a better view of the gate lock. Lisa suggested using DoorKing, a keypad enabled locking system, for the locks going forward.
- Carolyn has hang tags and stickers indicating "Terramar Beach Resident" for use following an evacuation. They will be distributed by section reps and at the next community function.
- Dale Golden recapped the ACC meeting with the City of Galveston Planning and Development Department concerning the 15 acres known as the Park at Terramar. The city director stated more homes could be added within the common area containing the detention pond which is owned by Blue River.

EXECUTIVE SESSION

At 10:20 guests were asked to leave as the board went into executive session. Items discussed:

- Delinquencies - There remains \$32,800 in delinquent HOA fees. Liens are placed on properties with more than \$400 in arrears. It was noted that liens are not being paid if the property is involved in a private sale without a title search; however, the new owners still take on the debt.
- Weston Ray reiterated that the HOA maintenance fees discount for seniors is not legal, therefore moot going forward.
- After lengthy discussion Carolyn made a motion seconded by Charlotte that states - "After due diligence and research the Terramar Beach Board of Directors will not recommend the annexation of the Park at Terramar into the Terramar Beach Community Improvement Association.". The vote was unanimous. Motion passed.
- A motion was made by Carolyn and seconded by John to approve Michelle Thompsom as interim representative for Section 7. Motion passed
- A motion was made by Carolyn and seconded by Rhonda to approve Julian Delclos as interim representative of Section 8.
- Delores is selling her home and moving soon. She had recommendations for a replacement for section 5 representative,

There being no guests present to recap the executive session the meeting was adjourned at 11:00

Respectfully submitted:
Wendy Majewski - July 10, 2022