

**TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 12, 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, Jon Olson, Richard Wagner, John Saxon, Dave Warren, Delores Wheatley, Susie Calvin.

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

FINANCIALS

Current funds - \$225,639

Dredging account - \$151,193

GUEST SPEAKERS

Michelle Warren commented that past minutes have quoted her incorrectly. She stated the website could be made more secure by using an owners portal.

ACC

Kenneth reported fining one house in Section Two for having pilings on the ground without plans being submitted and another tagged and fined for the same violation. Charlotte questioned whether or not property owners who renovate are required to be current with their HOA fees and was assured that is the case. Plans were submitted for a beachside house that is over the build line.

DREDGING

A meeting was scheduled for 3/11 at the property adjacent to Terramar owned by Mr. Bryan. Jeff, John and Craig were to meet with Mr. Bryan's representatives regarding Mr. Bryan's offer to accept the spoils from future dredging. The meeting was rained out and will be rescheduled shortly.

Carolyn reported the lease for the channel has been signed by Terramar Beach and mailed back to the GLO. The GLO received the lease on February 17, 2022. We are waiting for the commissioner to sign and return the lease, at which point it will be valid for a period of 10 years.

WGIPOA

Meets the third Saturday of the month at the Galveston Country Club. Breakfast at 8:30 followed by the meeting at 9. Guests will be Weston Ray presenting the new HOA laws, area Realtors and members of the Park Board discussing the Emergency Seaweed Removal Plan. Craig will be advocating with other Park Board members to allow west end neighborhoods to continue seaweed removal if we become inundated with seaweed. Please bring a can of food for the Galveston Food Bank or consider a cash donation.

SECTION REPORTS

Section 1 - A house on Gulf Dr. looks abandoned. A private walkover is damaged.

Section 2 - A builder has been using the water from adjacent houses. Insulation is blown all over the street following the heavy storm last night. The owner was attempting to pick it all up.

Section 3 - A green light at the end of Vida is shining directly down the street.

Section 4 - Nothing to report.

Section 5 - Progress is being made on the damaged house.

Section 6 - Four new homes are being built. Trash and loud music issue seems to be resolved.

Section 7 - An owner has requested the meeting be available to Zoom. Another owner is missing his trash cans. Another asked if the owners of homes at the 15 acres will be renting those properties. Once again, according to Weston Ray, our attorney and Texas law, property owners are allowed to rent their home. Dave asked if we could require signage on all rental house with contact information for the owners

Section 8 - Nothing to report.

OLD BUSINESS

Signs - Wendy has ordered all missing street signs from the city. Little progress has been made on getting the new beach side signs installed. We are waiting for the engineering report to be approved by the city.

Pool - Jon discussed using pool passes which would require lots of oversight and planning. Issued tabled until the pool season ends. Lisa said the pole and fence repairs will commence as soon as the company gets the supplies it needs to weld the faceplate around the lock. Tim Clouse will begin as the new pool maintenance person and he has agreed to keep the pool open longer than 7:30. Carolyn suggested installing another security camera at the pool and Lisa will research the liability issue with Weston Ray. Approval for the new adopted policies needed some corrections and is tabled until the next meeting.

NEW BUSINESS

The crawfish boil will be held on April 23 at noon. Due to the lack of volunteers, this year's boil will be catered by a professional crawfish boil company. Charlotte will send out an eblast reminder that the boil is for stakeholders only, not for extended friends and family.

EXECUTIVE SESSION

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

- Delinquent fees
- Foreclosures and liens
- Annexation of the 15 acres
- New security detail for 2022
- Social media policy

Guests were invited back to the meeting and given a recap of the executive sessions without sharing the details

Meeting adjourned at 11:10