

**TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 12, 2022**

CALL TO ORDER

Having established a quorum president Jeff Walden called the meeting to order at 9:10.

ATTENDANCE

President Jeff Walden, V.P. John Saxon. Treasurer Carolyn Bebermeyer, Secretary Wendy Majewski, Section Representatives - Richard Wagner, Rhonda Hamlin, Jonathan Olson, Charlotte Dickerman, Ken Ingram and Julian Delclos, Michelle Thompson
Guests- Lisa Porter, King Property Management Company, Kenneth Kemble-ACC, Lisa and Tad Cook, Steve Gold, Darby and Stacy McDermott

FINANCIALS

Current funds - \$188,331

Dredging account - \$161,257

GUEST SPEAKERS

- Lisa Cook recapped Rocktober. It was well received but the attendance was low due to the Astros playoff game being televised at the same time. \$3,350 was donated and it was determined the remaining funds be held in a separate account for use by the Events Committee. The committee has selected February 4 as the date for the next chili cook off.
- Stacy McDermott volunteered to move the trash cans for pick up at the pavilion. She also requested help in getting the drainage ditch that runs alongside the road to the pavilion dredged. She noted the culvert at the end of the road is collapsing. Rhonda will contact the city to remedy the drainage issues. Stacy asked how the decision was made not to annex the Park at Terramar. Jeff explained after the board evaluated the situation and looked at the costs involved that it was not beneficial to the current property owners of Terramar Beach to annex at this time.

ACC

Plans have been approved for two new builds but no pilings have been delivered. Since June, the ACC has collected \$3200 in fines. The ACC shut down two jobs, one for no permit on stairs and decking replacement and the other for new siding without a permit. An "imposter ACC representative" told a builder that they weren't allowed to work after a specific time. Builders are allowed to work from 7 AM until 10 PM.

DREDGE

John Saxon met with the representative for the preserve, Marshall Baker. JP Bryan is no longer interested in assisting with receipt of the dredge spoils at this time; however, once he builds either a bulkhead or constructs rip wrap to prevent wave action he may need the dredge material.

SECTION REPORTS

Section 1 - Richard Wagner reported trash blown out of trash cans on the east side of the boulevard

Section 2 - No report.

Section 3 - Nothing to report

Section 4 - Trash cans on Laguna

Section 5 - Nothing to report

Section 6 Charlotte Dickerman has been pursuing repairs of the bulkhead at the end of Chiquita bayside AKA "Sunset", since 2019. The owner once said he planned to build but the plans fell through. He now says he will be contacting Olshan to make the repairs.

Section 7 - Michelle Thompson reported a forced mow on two lots on Camino. Trash cans are still being left out. Michelle sent letters to owners delinquent on their HOA fees. A property owner contacted her about incurring fees for dredging when they don't use the marina area. It was explained that all the amenities are shared jointly with every property owner to improve property values

Section 8 - A resident had a security issue with a subcontractor who was working on the house next to theirs. That subcontractor is not welcome to work in Terramar Beach in the future

NEW BUSINESS

- Wendy Majewski and Rhonda Hamlin will coordinate installing a gate to extend over the water, off the bulkhead, at the end of the marina fence.
- Wendy Majewski asked for a group form to create new policy and procedures for pool use by renters. Jonathan Olson met with representatives for Sea Isle's pool last year and, using part of their model, Rhonda Hamlin will work with him to bring a plan to the board at the January meeting.
- After reviewing the security camera footage at the mailboxes, Carolyn Bebermeyer said the ropes are not being vandalized. A coyote was seen biting on the ropes. Charlotte Dickerman had questions about the cameras and requested the password for board members' access. Discussed that we may need to determine if the security system needs updating.
- Rhonda Hamlin presented three bids for redesigning the website: AMS -\$4850, Siteminder, LLC. - \$4500 and Symphony - \$3000. Carolyn Bebermeyer made a motion to approve Symphony to create a new website, Wendy Majewski seconded the motion. Motion passed.
- Sweetwater submitted a bid of \$7117 for repairs on the pool gate. The bid does not include a finish coat of epoxy and paint which adds an additional \$800. Lisa Porter,

KPM Co. suggested the board members look at the pool gate on Carmel at Point San Luis to compare workmanship as the cost for that gate was much less than the bid from Sweetwater. Item tabled until the January meeting.

- Lisa Porter, KPM Co., Presented information regarding keypad access for the pool and marina area. Board members were asked to list questions they may have to ask of Floyd Kittle of DKS Cellular system during a Zoom meeting that Lisa will arrange because there are many keyless entry technical issues the board raised that Lisa preferred be answered by a professional.

EXECUTIVE SESSION

At 10:45, guests were excused as the board went into executive session. Issues discussed:

- Delinquent fees
- KPM requested an increase in their fees.
- A property owner is in arrears for property taxes
- Charlotte Dickerman asked to begin preserving archival records on a more modern storage device.

There being no guests to report on the business of the executive session the meeting was adjourned at 11:22.

Respectfully submitted - Wendy Majewski November 19, 2022