

**TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 14, 2023**

CALL TO ORDER

Having established a quorum president Jeff Walden called the meeting to order at 9:00.

ATTENDANCE

President Jeff Walden, V.P. John Saxon. Treasurer Carolyn Bebermeyer, Secretary Wendy Majewski, Past President Craig Vance, Section Representatives - Richard Wagner, Rhonda Hamlin, Jonathan Olson, Charlotte Dickerman, Julian Delclos, Susie Calvin and Michelle Thompson

Guests- Lisa Porter, King Property Management Company, Kenneth Kemble and Dale Golden-ACC, Tim Clouse - Pool Manager

FINANCIALS

Current funds - \$204,210

Reserved account - \$161,491

ACC

Plans have been approved for four new houses, one addition and one pool. Kenneth reported three houses were red tagged, the slab on one property in section 6 is dangerous due to the wash out which has removed sand from beneath. Inquiry was made considering a variance that was requested months ago for a house where the builder placed pilings over the build line. Owner would like to have a clear title. Lisa Porter will follow up with the attorney to grant the variance. Kenneth stated he plans on resigning from the ACC Committee on or before the annual meeting. The board acknowledged Kenneth's hard work and knows it will be difficult to replace him.

SECTION REPORTS

Section 1 - Some homes experienced damage from the freeze

Section 2 - No report.

Section 3 - Nothing to report

Section 4 - A home on Lunes has standing water beneath. Landscapers are dumping landscaping debris behind homes on Laguna on the property belonging to the city.

Section 5 - Nothing to report

Section 6 - There is a hole on the corner of Laguna and Chiquita that was reported to the city. Charlotte reported the bulkhead at the cul de sac (Sunset) on Chiquita has been repaired after six years of effort. There is a washout at the first inlet and Charlotte will work at getting it filled with aggregate.

Section 7 - The rain is washing dumpster trash from new home builds onto adjacent streets. The city replaced a water meter cover on the corner of Obra and Miramar.

Section 8 - Nothing to report.

NEW BUSINESS

- The annual crawfish boil is scheduled for April 15. This year shrimp will be served along with the crawfish.
- Tim Clouse presented a list of repairs needed for the pool. JK Pools determined the cracks in the pool are the result of the ground shifting. Tim said the caulking around the pool and decking needs replacing and distributed a quote from Greater Houston

Pools for the repairs. JK Pools will begin to service the pool three times weekly beginning in May. The leaks on the comex roof have been repaired.

- Rhonda Hamlin made a motion to transfer \$75,000 from the operations account to the reserves account, Charlotte seconded and the motion passed unanimously.
- The city is aware of the drainage issues and Marie Robb was sent pictures of the flooding at the entrance.

OLD BUSINESS

- The design layout draft for the new website should be ready by the end of February. Rhonda and Charlotte are working on loading all the documents and ACC forms. Log in challenges need to be ironed out and Craig will be assisting with drone photos.
- Kenneth requested the dirt from the private pool excavation in section 7 be used to fill in the low spots at the common area between the pool and the pavilion. No more than three loads will be added to the area.
- No update on the new gate.
- No update on dredging
- Carolyn will provide passwords for the security cameras to board members via email after they load the app.
- Jonathan Olson will spearhead the organization of new pool rules and usage requirements.

EXECUTIVE SESSION

At 10:00, guests were excused as the board went into executive session. Issues discussed:

- Lisa Porter clarified why the ACC Committee has authority to act on behalf of the board of directors
- Weston Ray has joined a new law firm and KPM.Co. advised we follow his move and keep him as a referencing attorney.

There being no guests remaining to recap the executive session, Wendy made a motion to adjourn, Carolyn seconded the motion, it passed and the meeting was adjourned at 10:25

Respectfully submitted - Wendy Majewski January 17, 2023