

DRAFT

TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION ANNUAL MEETING JUNE 12, 2021

CALL TO ORDER

Having established a quorum the president, Craig Vance, called the meeting to order at 10:05.

BOARD MEMBERS PRESENT

Craig Vance - President, Jeff Walden - Vice President, Wendy Majewski - Secretary, Carolyn Bebermeyer - Treasurer, Representatives for Section 1 and 5 Richard Wagner, Section 2 Mark Garza, Section 3 Janice Hendrix, Section 4 John Saxon, Section 6 Charlotte Dickerman, Section 7 Debby Reichert.

Guests - Galveston County Sheriff's Officer Doug Hudson, Lisa Porter KPM Co.

MINUTES FROM THE JUNE 2019 - Motion was made and passed to approve the minutes.

OLD BUSINESS

Craig discussed updates. The pool leaks have been repaired, the fence repainted and the pool opened on time. Additional Sabal palm trees have been added to extend to the end of Terramar Blvd. as well as a new irrigation system. The palms were trimmed due to the February freeze. Five new mailboxes and four parcel boxes have been installed. Carolyn Reichert coordinated a neighborhood clean up in December. Crawfish boil was well attended.

NEW BUSINESS

The Galveston County Sheriff's Office now patrols on weekend nights. John Saxon is in negotiations with the company which performed repairs on the bulkheads to return and complete warranty work on a few that were breached during last year's heavy storms. Lisa Cook will coordinate this year's July 4th celebration. Due to the increase in homes and rentals in Terramar Beach JK Pool Company stated additional maintenance is required. Vandalism continues to be an issue at the pool and the surveillance cameras are being monitored.

ACC REPORT

Kenneth Kemble reported in the past year eleven new homes have been approved, one denied. Three additions, five pilings, nine fences, three pools, nine decks and stairs, three roofs, four driveways, and seven louvers have all been approved by the ACC Committee. A total of \$820 in arrears HOA fees and \$750 in fines were also collected.

SPECIAL GUEST

GCSO Doug Hudson spoke regarding the new weekend security program. Off duty officers can monitor GPD radio and vice versa and he encourages everyone to contact GPD every time there is an issue of concern. All calls are recorded statistically and King Property Management Co. receives an incident report every Monday.

WGIPOA

Meetings are held the third Saturday of the month at 9 AM at Galveston Country Club. The June meeting will be held at the Jamaica Beach Fire Department focusing on hurricane preparedness.

KING PROPERTY MANAGEMENT

Lisa Porter presented the financial report Operating fund - \$209,968.88. Dredging fund - \$141,563.74.

Lisa Porter discussed the process used to create the new rules and regulations and stated that per the Texas Supreme Court's decision on property owners rights, owners who rent their homes are entitled to the same rights as anyone else to use the amenities and to abide by the rules and regs. Lisa stated most property owners respond quickly when made aware of issues and work to correct them. She indicated that, as a community, we do not have the support of 67% of property owners, as required in our bylaws, to change the deed restrictions to prohibit STR's. Mowing of vacant lots is no longer offered and each property owner needs to contact a lawn service on their own. Discussed liens on properties and efforts to collect from one property that was sold at the sheriff's auction.

DREDGING

The sealed bid to dredge the entire channel totalling over \$800,000 from Magellan was opened at the May Board of Directors meeting. Currently we have \$151,000 towards that amount and are researching grants from various environmental groups. One thousand feet can be dredged for approximately \$392,000. JP Bryan is open to receiving the dredge on his land. A special meeting will be held if needed to approve future funding methods.

VOTE TO ASSESS FINES FOR VIOLATION OF RULES AND REGULATIONS

A suggestion was made by KPM to institute fines to help with compliance of the new rules and regulations. A motion to impose fines of \$25 per day per occurrence was made by Susie Calvin and seconded by Randy Reichele and the vote failed to pass. A motion to fine \$50 for the first letter of violation, \$75 for the second and \$100 for each letter following was made by Richard Thomas and seconded by Darby McDermott. Motion passed. Fines will be assessed only after attempts have been made in good faith to work with the property owner.

ELECTION

Each candidate was given five minutes to introduce themselves and Debby Reichert made a motion to nominate current Vice President, Jeff Walden, for president, seconded by Richard Wagner. Election count began at 12:50. Board members for 2021-2022 are:

President - Jeff Walden, V.P. to be appointed at the next meeting in July, Treasurer - Carolyn Bebermeyer, Secretary - Wendy Majewski, Section 1 - Richard Wagner, Section 3 - Jonathan Olsen, Section 5 - Delores Wheatley and Section 7 - Dave Warren

VOTE TO INCREASE HOA FEES

Terramar Beach CIA annual maintenance fees have not increased in 5 years and many unforeseen maintenance problems during the past year hinders projects we would like to complete. A motion to increase the fees and additional \$100 per year was made by Stacy Lallman and seconded by Doug Chandler. Motion passes. A motion was made and seconded to freeze fees from increasing for owners 65 and older. Motion passed.

Meeting was adjourned at 1:10.

Respectfully submitted,
Wendy Majewski
TBCIA Secretary