

DRAFT

TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION ANNUAL PROPERTY OWNERS MEETING JUNE 11, 2022

CALL TO ORDER

Having established a quorum president Jeff Walden called the meeting to order at 9:40. At this time Jeff introduced the board members and Lisa Porter with KPM Co.

BOARD MEMBERS PRESENT

President Jeff Walden, Past President Craig Vance, Treasurer Carolyn Bebermeyer, Secretary Wendy Majewski, Section Representatives - Charlotte Dickerman, Jon Olson, Richard Wagner, John Saxon, Susie Calvin.

Guests - Lisa Porter, King Management Company. Charles Anders - ACC

MINUTES FROM THE JUNE 2021 MEETING

A motion was made by Joe Newton and seconded by Debbie Reichart to approve the minutes. The motion passed and the minutes were approved.

ACC COMMITTEE REPORT

Charles Anders introduced the other committee members and reported since the annual meeting in 2021, 22 new homes have been built, 12 additions have been approved along with 16 fences, 8 driveways and 9 homes have been resided. Storms damaged the siding, soffits, fascia, windows and fences of 13 homes from June 2021 - June 2022 with 5 homes still being repaired. A shortage of windows has slowed completion of many new builds. Kenneth Kemble reported one house bayside and one beachside have had their plans rejected for being over the build lines.

FINANCIALS

Current funds - \$218,332

Dredging account - \$161,579

Lisa Porter said KPM is aggressively pursuing collections on \$34,850 in delinquent HOA fees. The fees do not include penalties or interest and Carolyn Bebermeyer stated that liens are placed on properties owing more than \$400 and the owners are responsible for paying the cost of the lien. At this time Lisa also thanked Officer Hudson for the outstanding activity reports he submitted following his security rounds on the weekends.

WGIPOA

The West Galveston Property Owners Association meets the third Wednesday of every month at the Galveston Country Club with a full breakfast starting at 8:30 AM and the meeting beginning at 9:00 AM. WGIPOA represents 24 neighborhoods and the meetings have guests who speak on issues of concern for west end property owners.

POOL

Tim Clouse reported he is working with JK Pools to help keep the pool and the surrounding area clean. Due to dry weather a lot of sand is blowing in the pool.

Jon Olsen said the light pole will be replaced as soon as the material is available. After the pole is installed a security camera, that faces the gate, will be added with Carolyn supervising the camera installation.

DREDGING

Knowing that access to the bay is an important amenity, the dredging committee has met with JK Bryan's Land Management Company in an effort to defray some of the cost. Cost for previous proposals ranged between \$300,000 and \$800,000 depending on the scope of work. JK Bryant's company will obtain information with smaller dredge companies. When all the information has been gathered the board of directors will call a special meeting of all property owners for a vote to approve the expenditure. At that time a decision will be made regarding an assessment amount as well.

NEW BUSINESS

- At the 2021 annual meeting property owners approved a fine for violations of deed restrictions. Our HOA attorney, Weston Ray, informed the board that this vote is void. In order for the fine policy to be implemented 67% (392) of all property owners would be needed to approve a change to the deed restrictions. The board will no longer pursue a fining policy.
- The Park at Terramar - The 15 acres have not been annexed as part of TBCIA. Pros and cons were discussed in regards to overtaxing the current amenities. The ACC met with the developer and discovered issues with the retention pond and drainage. The ACC will meet with the City of Galveston Planning Commission for clarification and a plat map. When all information has been gathered a special meeting will be called to vote on the annexation of the 15 acres as a new section. At that time a majority of those in attendance will decide the vote.
- The proposal to exempt 65 and over from paying increases in HOA fees was not legal, according to our HOA attorney. That exemption is eliminated.

ELECTION

Jeff Walden fielded questions and comments as the ballots were cast and counted. General topics were:

- Does KPM offer payment plans for late fees? (yes)
- Are most of the delinquencies rental properties? (no)
- Can we do something about light pollution? (Lisa will send a friendly email reminder)
- Who wrote an anonymous letter complaining about the condition on a property? (?)
- Linda Owens will get a no wake sign for the turning basin.
- Glen Thomas reminded people to be on the lookout for turtle nests and to cover holes in the sand so turtles don't fall in.
- Is a new motion needed to amend the 65 and over HOA fees? (no)
- Can we move funds from the general ledger to dredging? (no)
- How long will the dredge last? (undetermined)
- When will Cuadro be repaved? (advised people to call public works)

- Can the drainage ditch leading to the pavilion get dredged? (See above comment)

Following the ballot count the 2022-2023 Terramar Beach Board of Directors are:
President - Jeff Walden, V.P. - John Saxon, Treasurer - Carolyn Bebermeyer, Secretary - Wendy Majewski, Section 1 - Richard Wagner, Section 2 - Susie Calvin, Section 3 - Jonathan Olson, Section 4 - Rhonda Hamlin, Section 5 - Delores Wheatley, Section 6 - Charlotte Dickerman, Section 7 - to be appointed.

At 10:40 a motion was made by Rhonda Hamlin and seconded by Bernd Linden to adjourn the meeting.

Respectfully submitted;
Wendy Majewski - Secretary
Just 15th 2021