

Terramar Beach Community Improvement Association, Inc.

Strategies, Goals and Objectives for Our Community

TBCIA, Inc., Board of Directors

January 13, 2024

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Executive Summary

The TBCIA Board of Directors works diligently to maintain a Strategic Plan to address the current and long-term needs and goals of our community, which serve as the foundation of the plan. The Board presents this detailed summary of current and foreseeable issues, projects, and budget forecast in its pursuit of transparency. Central to this effort is recognition of the Vision and Mission Statement of TBCIA.

This Strategic Plan provides guidance to the Association's Board of directors across terms, as it considers key factors and makes decisions that impact the future of our community. The plan also serves as a guide for the Association and its Board as it faces many persistent and novel challenges in our community.

This Strategic Plan allows the membership and the Board to draft and implement programs and employ the necessary tools to serve our Association's needs and help fulfill the expectations of our community.

Purpose

The Strategic Plan provides our Board with a more effective and efficient means of managing its chartered responsibilities to meet the growing needs of and interests of our community. As our neighborhood's economic environment, growth patterns, ownerships, and infrastructure demands change, the way we manage must also change. Through long-term planning, the Board will implement and utilize the resources, services, and available means necessary to meet our neighborhood's current and future common interests.

Background

In November 2023 the Board of directors began discussions related to the need for a published Strategic Plan. The Board collaborates as a unit and seeks the guidance and suggestions of the membership to define our common goals, interests, and needs. Our objective is to be prudent in our fiduciary duty by planning for change, while maintaining the vision of the community and accounting for future needs and resources. The Strategic Plan is published for the membership and includes recommendations by the Board that will set the wheels in motion for long term planning and commitments to enhance and improve our community.

Vision Statement

Terramar Beach is a neighborhood that we are all proud to call home. A community of friendly, well-maintained, caring, safe and respectful neighbors, who cooperate with each other to uphold and grow the value of our properties and our family, friends, and community relationships.

Mission Statement

To promote a sense of community, enhance the livability, safety, welfare, and interests of Terramar Beach owners. To preserve and enhance property values and the quality of life through the prudent use of resources for the benefit of all homeowners. As good stewards, provide responsible management and use of community assets that benefit all owners. To adhere to the covenants, by-laws, and restrictions pursuant to the laws of the State of Texas and our governing documents, for the benefit of all properties and owners.

Guiding Principles

- Utilize established management skills and sound business principles to make thorough decisions to enhance property values while managing the affairs of our community
- Uphold the Association's governing documents with an ethical and fair approach
- Be good stewards in the management of Association funds, while providing transparency, making available financial statements, and making sound decisions while remaining focused on the financial needs and obligation of the Association.
- Recognize the duty of the Board is to serve the common interest of our Association; acting as effective and efficient stewards of the community
- Preserve and enhance property values by maintaining a standard of quality
- Maintain and enhance the use of all common areas
- Our mission is to the membership we represent, the lifestyle we seek to maintain, the quality of life we intend to preserve, and the commitment to act on behalf of our membership to the best of our ability.

Organization Responsibilities

TBCIA Board of Directors recognizes that any actions it takes involving the expenditure of Association funds must be supported by the Association's vision. Likewise, Association members or member organizations must also understand that any projects for consideration by the Board must also be consistent with one or more of the vision elements. Accordingly, Association goals and initiatives must be planned and vetted to ensure that any plans are consistent with the available resources and serve the best interest of the community and its membership.

The Board of directors is responsible for developing goals and initiatives as part of strategic planning. Once reviewed and approved, the Board will oversee progress and report to the membership.

Board members will ensure their review and deliberations are consistent with the Association's vision. It is the Board's responsibility to verify that the agenda is consistent with the established goals of the community, resources are available, and that the agenda is consistent with the budget.

Association members may propose to the Board for consideration future initiatives believed to be of interest to the community. It is also the responsibility of the proposing member(s) to demonstrate how the proposal serves the best interest of the community. Any proposal requiring expenditure of Association funds should also include consideration for how the initiative should be funded.

Resources and Budgets

As our goals and initiatives frame the intent of our Strategic Plan, the Board acknowledges the resources and funds required for execution of any initiative or plan. Long-range projects require multi-year forecasting of annual costs and commitment of resources. Projected plans must include forecasts that are balanced against other needs and obligations of the community. In the event resources and budgeted dollars do not support a specific project, the project will be suspended until such time the project can be fully supported.

A ten-year budget forecast is included in Attachment A. These forecasts are based on anticipated costs and income using our known requirements and estimated neighborhood growth patterns. These variables will change over time, and budget forecasts will be revised as needed. The budget forecasts are the basis upon which initiative planning must occur. The TBCIA Board of Directors will not approve any initiative that cannot be supported by the budget forecasts.

Board Reporting

The minutes of all Board of Directors Meetings can be found on the TBCIA website. The Board will update the membership on decisions and the progress of community initiatives at the TBCIA Board of Directors meetings and in the meeting minutes.

Plan Revisions

The Strategic Plan may be revised or amended from time to time, as determined by a majority vote of a TBCIA Board member quorum. Any changes to the Strategic Plan will be reported during the TBCIA Board of Directors meetings and reported in the meeting minutes.

Approved by: _____

On behalf of the TBCIA Board of Directors

Dated: _____, 2024

Association Priorities

The Board will maintain a list of the Association's priorities along with a timeline to track the results of each project. The list will help the Board in researching projects, the decision-making process, and managing the completion of projects. Currently the Association priorities are as follows, without signifying the order of importance:

Priorities:

- Consolidation of current TBCIA deed restrictions (by section) into one set of unified deed restrictions for the entire community
- Adopt a communication plan (via website, scheduled meetings, email, etc.) which provides more effective communication between the Board and the membership
- Maintain a long-term budget forecast to support the Association's Strategic Plan
- Implement a Disaster Plan that prepares the community and its membership for events confronted in the wake of an emergency or disaster
- Maintenance of the waterways from the Terramar channel to the bay
- Improvements to the Pavilion and Boat Launch areas
- Implementation of STR Guidelines and Community Service Fees
- Pursuit of grants, funds and other financial opportunities that may exist now or in the future for the enhancement of common areas and protection of natural resources
- Adoption of committees and plans that promote on-going communication and cooperative efforts between residents, the Board, and owners or managers of STRs in our community

Attachment A

Long Term Budget Forecasts

Attachment A provides a budget forecast for 2-5-10-year intervals for TBCIA. The forecasts are based on known facts and assumptions regarding our obligations, anticipated future needs, projected neighborhood growth, and inflation adjustments.

Any initiatives or projects approved by the Board must have the available resources as defined in the budget. Budget line items may be amended from time to time based on need and supplemental projection information

Terramar Beach 2-5-10 plan

2/10/2024

Preliminary

2 year

5 year

10 year

	2024 Proj Budget	2026 Proj Budget	2029 Proj Budget	2034 Proj Budget
Total Revenue Based on the \$550.00	\$348,430.00	\$348,430.00	\$348,430.00	\$348,430.00
	\$348,430.00	\$348,430.00	\$348,430.00	\$348,430.00

Expenses

Waterway Main Fund	\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00
Marina upgrades	\$40,000.00	\$0.00	\$0.00	\$40,000.00
Landscape	\$39,790.00	\$42,177.40	\$44,708.04	\$50,073.01
Pool	\$38,020.00	\$40,301.20	\$42,719.27	\$47,845.58
Management	\$20,988.00	\$22,247.28	\$23,582.12	\$26,411.97
Security	\$11,500.00	\$12,190.00	\$12,921.40	\$14,471.97
Events	\$6,000.00	\$6,360.00	\$6,741.60	\$7,550.59
Legal	\$15,600.00	\$16,536.00	\$17,528.16	\$19,631.54
Operation total	\$11,450.00	\$12,137.00	\$12,865.22	\$14,409.05
Reserve fund	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Total expenses	\$338,348.00	\$306,948.88	\$316,065.81	\$375,393.71

Total Cash left over after expenses \$10,082.00 \$41,481.12 \$32,364.19 -\$26,963.71

Need for Fee income increase

Projected Cash at 12-31-2023 \$121,874.00
 Projected MMA Cash \$341,710.00

Waterway Main Fund cumulative amount \$125,000.00 \$375,000.00 \$625,000.00 \$1,250,000.00

Represents a 6% increase due to inflation

Represents a 6% increase due to inflation

Represents a 12% increase due to inflation

From the Terramar Beach CIA 2024 budget projection

	2022	2023	2024
Revenues			
Maintenance Fee Income	\$ 198,954	\$196,300	\$ 322,850
Key Income	\$ 10,429	\$ 1,600	\$ 4,000
Interest Income (Bank)	\$ 6,019	\$ 300	\$ 15,580
Landscaping Surcharge	\$ 600		
ACC Compliance Income	\$ 4,700	\$ 1,200	\$ 3,000
Late Fee Income	\$ 3,600	\$ 2,500	\$ 2,500
Violation Fee	\$ 1,285	\$ 2,200	
Interest on Late Accts	\$ 1,217	\$ 1,552	
Other	\$ 916	\$ 500	\$ 500
			\$ 348,430