

**Terramar Beach Community Improvement Association
Board Meeting Minutes
January 10, 2009**

The January meeting of the TBCIA Board was held January 10, 2009 at the home of Linda Vaccaro. The President Bob Majewski, being in the chair called the meeting to order at 10:06 am. The secretary being present, attendance revealed a quorum.

Members Present: Bob Majewski-President, Scott Arnold-Vice President, Marcy Anderson, Treasurer, Alice Lincecum-Secretary, Linda Vaccaro-Section 2, Pat Kirk-Section 3, Mark Plagens-Section 4, Bonny English-Section 5, Frank Helfrich-Marina Section, Phyllis Clary-Section 7, Ed Nadalin-Past President.

Members Absent: Bryan Ritchey - Section 6, Ed Hartman - Section 1

Guests Present: Willa Nadalin, Wendy Majewski, Tom Masterson

Minutes from November Board Meeting: There was one change to the minutes from the November meeting. Under Dredging Committee, it should read that the \$17,000 from Fish America is "pending". Ed Nadalin made a motion to accept the change, motion was seconded. Motion carried and minutes were approved.

Treasurers Report – Marcy Anderson

Balance in Accounts as of 12/31/08: Cash on hand, \$85,000. Cash on Deposit in Checking account, \$79, 493.12. Frost National Bank – CD Unadjusted: \$116, 007.32. There are several homeowners still very past due on homeowner fees. Our average monthly expenditure is \$4000; most going to the pool. Report attached.

Committee Reports

Architectural Committee – Linda had several calls from residents pertaining to changes to their home with the repairs; they were informed that as long as there was no change to the "footprint" of the home, it was OK. She had a call from a house on Gulf drive that wanted to make changes that would affect the easement. Also, she told residents that anything damaged pertaining to Wind Storm had to be permitted and they should not have to pay for the permit. Bob asked each section leader to go through their section and get a list of houses that need to receive letters asking them to clean up their property.

Maintenance Committee - The lights in neighborhood are all working. Ed would like to thank Sharon Cope for taking care of flipping the breaker for the lights in the front of the neighborhood. The pool pump is working. Thanks to the Terramartians for the new bulletin board in the mail box area. Bob will find out about moving sand and also about culverts on some of the streets.

Pool/Landscaping Committee – One of the companies that had originally come in with a high bid for the pool and fence has come back with a bid of \$6700. Bid from Monster Construction. Mark made a motion to use contractor and not exceed \$6500. Ed seconded the motion. Motion passed. Bob noted that he never really saw anyone using the cabanas and suggested that when we repair them, we try to make them more practical. Also that eventually we try to get all the grass out of the pool area and deck all the way up to the fence. But, stressed that right now, the most important thing to get repaired is the fence around the pool. The pool pump is working though the filter is not. The board also discussed planting something along Terramar drive to try to brighten things up. Bushes and flowers were suggested.

Dredging Committee - Breakdown as of 01/10/2009

Money Expended:

\$25,000 U. S. Fish and Wildlife Grant (engineering)

\$10,000 Terramar Beach (engineering)

Money Received:

\$136,000 Terramar Beach Dredging Funds

\$300 in Donations

\$50,000 Gulf of Mexico Foundation

Money Promised:

\$25,000 County CIAP Funding (expected to receive this money in early summer).

A motion was made to move forward with the final plans and specifications from the engineer. This will cost \$12,000. Motion was seconded and approved.

Section Reports

Section 1 – no report

Section 2 – Linda had complaints about contractors living in trailers in driveways of the homes being worked on; problem solved. Question came up about trailers, motor homes, RV's etc. being parked in front of homes. It is a city ordinance that this cannot be done. The city has excused this for homeowners only while homes are being repaired.

Section 3 – There are still two homes that need to be cleaned up. One is being torn down to rebuild.

Section 4 – Fred Duncan still wants the neighborhood to clean up the wetlands as waiting on GLO will take too long. GLO says you can clean the wetlands but you can not go on the wetlands. Core of Engineers and GLO are in charge of the wetlands. Mark will email congressman to find out what, if anything, can be done.

Section 5 – Some power poles are up, more coming. Some changes were made to pole locations after a complaint from one resident. Bonny says word is they will have water and sewer in three weeks; the road can now be used. It is time to renew the "Adopt the Beach Program". Pat made a motion to renew; Marcy seconded. Motion passed.

Section 6 – Bob Majewski for Bryan Ritchie. One house in section is being foreclosed on and one on Laguna has made no effort to clean up.

Section 7 – Phyllis contacted one homeowner about property not being cleaned up. Nothing done yet. Boat was supposed to have been moved.

Marina Section – all OK, houses going back together.

Presidents Report – Bob Majewski

Bob received a letter from the GLO saying we could rebuild the walk-overs. Point was brought up that even if Terramar does not put the walk-overs back up right away, we need to “establish” where they belong in case of any future disagreements. Bob is going to talk to Bob Bowe about staking the walk-over locations.

Bob then discussed homeowners having decals on their cars so that there is a way to identify the residents from visitors, etc. This would be mandatory. He will follow up on this.

New Business

Ed made a motion to have an attorney check into deed restrictions, by section, for rentals and what Terramar’s options are regarding long term rentals and rental property only homes. A motion was made to put a \$500 cap on attorney expenses for this. Motion was seconded. Motion carried.

Bob discussed that our attorney wanted to get a bid on how much it would cost for someone to come in and clean up properties not being cleaned up by homeowners. Afterwards, a letter would be sent to the homeowner along with that bid stating how much it was going to cost them, along with a lien on his house, if he didn’t get his property cleaned up. A motion was made to allow the attorney to send the letters out along with the letter from Jerry Mohn allowing the city to come on private property to clean up if that letter had been signed and returned to the city. Motion seconded. Motion carried.

Next in discussion was the pool and renters. It was brought up that the realty companies have keys to the Terramar pool entrance gate and gives these keys out when they lease a house in the subdivision. No other subdivision does this. Several suggestions were made on how to improve and monitor renters entrance to the pool. It was then decided that Phyllis would retrieve all pool entrance gate keys from all of the realty companies. She and Bonny will also make up a pool committee to work on how to improve this and any other pool issues.

There will be another neighborhood clean-up on January 24th at 8:30 AM. Please try to let everyone you see or talk to know about this. There will be hotdogs and drinks.

Motion was made to adjourn the meeting. Motion was seconded and passed. Meeting was adjourned at 12:20 PM. Next meeting will be March 14th, 2009.

Respectfully submitted,

Alice Lincecum
Secretary