

**Terramar Beach Community Improvement Association
Board Meeting Minutes
January 9, 2010**

The January meeting of the TBCIA Board was held January 9, 2010 at the home of Linda Vaccaro. The President Scott Arnold, being in the chair called the meeting to order at 10:00 am. The secretary being present, attendance revealed a quorum.

Members Present: Scott Arnold-President, Pat Kirk-Vice President, Alice Lincecum-Secretary, Carolyn Farmer-Treasurer, Linda Vaccaro-Section 2, Linda Reed-Section 3, Mark Plagens-Section 4, Frank Helfrich-Marina Section, Bob Majewski-Past President

Members Absent: Bonny English-Section 5, Anne Hedgcoxe-Section 6, Cathy Evans-Section 1, Phyllis Clary-Section 7

Guests Present: Wendy Majewski

Minutes from November Board 14th Meeting: The minutes were sent out December 1st via email. Bonny made a motion to accept the minutes. Linda R. seconded the motion. Minutes were approved at this meeting.

Email Votes:

November 17 – Pat Kirk made a motion to allot up to \$400 for winterization equipment for the pool, i.e. Floatron mineral sterilizer and automatic water level maintainer. Bonny seconded the motion. Motion passed.

December 11 – Bob Majewski made a motion to allow Palms and Plants to install a sprinkler system at front entrance, down the east side of the boulevard to the start of the drainage ditch as per their quote of \$1400. Bonny seconded the motion. Motion passed.

December 22 – Pat Kirk made a motion to approve the following buy-out resolution and to allow, Scott Arnold, as President of the TCBIA to sign the release of the said properties. Bonny seconded the motion. Motion passed. A letter was sent to the city in January stating the following also.

As the following properties will be declared NB (Non Buildable) at closing:

1. 22919 Gulf Drive
2. 23120 Gulf Drive
3. 23102 Gulf Drive

The Terramar Beach Community Improvement Association (TBCIA) authorizes the president of TBCIA, Scott Arnold, to execute the Hold Harmless agreement for the above properties on its behalf with the City of Galveston.

Treasurers Report: Report attached.

Balance of Checking account as of December 31st, \$103,572.00
Balance of Dredging account as of November 30th, \$121,116.24
Voluntary donations, \$1045.00

Section Reports

Section 1 – Absent

Section 2 – Good, no complaints

Section 3 – Good, no complaints

Section 4 – Good, no complaints

Section 5 – Absent. Pat Kirk for Bonny English: Bonny would like to use the money (\$5000) that was earmarked for “clean-up” at the November 2008 meeting to have the pile of concrete in Section 5 removed along with any other trash the city has not picked up. The city said they would not pick up the concrete because it was not Ike related. Bob will check into having someone take care of this.

Section 6 – Absent

Section 7 – Absent

Marina Section – Good, no complaints. Frank asked what has happened on the bulkhead complaint in Section 8. Was there ever a lawsuit brought up.

Committee Reports

Architectural Committee – Complaints again regarding 22903 Vida, trash being thrown around. Linda contacted the contracting company who said they would again speak to the workers. Fence installed at 23121 Comino, no plan submitted. Linda went and talked to them and found them to be in compliance with a city permit.

Dredging Committee – They submitted a new construction plan. Last survey was done in December and they came up 6” to 12” short on the toes, which are the edges. They are claiming the sides are shoaling faster than they can dredge. The new plan is to try to widen it 5 feet on each side and asked as they dredge can a survey boat come out every 800 feet. They think it is the strong winds and northeast wave action causing the problems. They seem to be making their final push. Pat has asked for a three month extension on the Gulf of Mexico Foundation grant and they have approved it.

Pool/Landscaping Committee – Bob has called Palm and Plants to go ahead with the sprinkler system which includes 2 zones and a new control box. Unfortunately, the guy with Palm and Plants is in the hospital after a dirt bike accident but, Bob will try calling him again on Monday. Jim Abrahams broke off the test valve. After it is fixed they will call the city to go ahead with the back flow test the city requires. Something needs to be done with the railroad ties. We will try to get the curbs fixed with the pool concrete company. Linda got two bids for this, both around \$800. The pool decking should be started on next week. There was much discussion on the pool and area around and what to do with the cabanas. The docks still need work done on them but will wait until the dredging is done. We will also get the buoys and lights done after dredging. Scott asked if we wanted a combination type lock for the pool with a code or there is something available that you can use the existing lock cylinder or a code. The costs of these are about \$450. Pool fees were discussed again and was again discussed that this would be brought up the annual meeting and voted on. Frank brought up the bulk head by the pool which is deteriorating. Frank thinks it will have to be replaced. Also asked about a letter be put in with the annual meeting letter regarding mowing of vacant lots.

New Business

General Discussion – We received a dilapidated building letter from Jerry Mohn. We just need to submit addresses for the houses that are pretty much falling down and have had no clean up started on them since Ike. Pat suggested section leaders take a tour of their section and turn in the addresses. Frank brought to Pat's attention a housing rehabilitation program. These programs provide housing rehabilitation services in the forms of loans, forgivable deferred payment loans, and emergency grants for owner-occupied structures. Pat asked that the information be put on the website and the bulletin board. Bonny will look into the city or FEMA fixing the walkovers. Bob will submit the permit to have Terramar beach raked. The city is still supposedly looking into the sinkhole situation.

Pat made a motion to adjourn. Bob seconded. Meeting adjourned at 11:30 AM.

Respectfully submitted,

Alice Lincecum
Secretary