

## **Terramar Beach Community Improvement Association Board Meeting Minutes, July 12, 2008**

The July meeting of the TBCIA Board was held July 12, 2008 at 10:00AM at the home of Ed Nadalin. The President Bob Majewski, being in the chair called the meeting to order at 10:02. The secretary being present, attendance revealed a quorum.

**Members Present:** Bob Majewski-President, Scott Arnold-Vice President, Alice Lincecum-Secretary, Ed Hartman, Section 1, Linda Vaccaro-Section 2, Pat Kirk-Section 3, Mark Plagens-Section 4, Bonny English-Section 5, Bryan Ritchey-Section 6, Frank Helfrich-Marina Section, Phyllis Clary-Section 7, Ed Nadalin-Past President.

**Members Absent:** Marcy Anderson, Treasurer

**Guests:** Lloyd Pepper, Willa Nadalin, Wendy Majewski

### **Treasurers Report – Bob Majewski for Marcy Anderson**

Funds on deposit as of July 1, 2008, \$167,300; Funds to be provided, \$21,000; Total funds available, \$188,300; Funds to be expended, \$62,300; Estimated funds available December 31, 2008, \$126,000. The estimated \$126,000 left over at the end of the year includes \$114,000 in certificates of deposit that have been set aside for dredging.

### **Presidents Report – Bob Majewski**

The need for a new attorney in the very near future was expressed. Bob said he had a few names suggested to him but that he had not been able to talk to anyone as of yet. He asked for help in getting a hold of some of the attorneys. Pat offered to take some of the calls. A suggestion was made that we try to get an attorney that has experience with homeowner's associations. Some of the upcoming needs are the revised by-laws, annexation, and deed restrictions. By-laws are completed but waiting on the new attorney. Bonny English will get with the new attorney as soon as we have one.

Appointing of members for association committees was then discussed. Bob said he would like to combine some of the committees in hopes of getting more accomplished. Quite a few projects that need to get done. Also, a board member should chair each committee so that there is always a liaison at the board meetings. Pat Kirk made a motion to accept committees as stated. Bonny English seconded the motion. Motion carried. Committees were formed as follows:

Architectural Control Committee: Linda Vaccaro-Committee Chair, Frank Vaccaro, Pat Kirk, Frank Helfrich, John Ringrose: Director from each section should attend any meeting relating to anything in that section.

Dredging Committee: Scott Arnold-Committee Chair, Pat Kirk, Stan Krupa

Pool and Landscaping: Phyllis Clary-Committee Chair, Scott Arnold, Wendy Majewski, Willa Nadalin

Maintenance Committee: Ed Nadalin-Committee Chair, Frank Helfrich, Mark Plagens, Frank Vaccaro: It was recommended that if a section leader sees a problem in their section, it is not necessary to call the maintenance committee. The section leader can contact the homeowner or send a letter to them about the problem. Pat and Bonny have copies of that letter and the secretary will get one to distribute to anyone else that needs one.

Social Committee: Bonny English-Committee Chair, Alice Lincecum

### **Other Business**

\* Pat Kirk asked if we could get donations from the residents to help with the dredging project. This would go through Coastal Beach and Bay Foundation, a non profit organization which would make any donations tax deductible. Pat made a motion to approve; Linda Vaccaro seconded the motion. Motion carried. Pat is working on the details.

\* Linda Vaccaro brought up the overflow of garbage in the subdivision. Rental properties do not usually have but one garbage can, leaving the renters to leave garbage every where. Mark Plagens made the suggestion that we send letters to residents that lease out their house asking them to please pay the extra \$3 for another garbage can. Linda then read a letter that she is submitting to Willa Nadalin to be published in The Terramar Times and have posted on the bulletin board. Brian Ritchey suggested a letter going out to violators. Linda will prepare form letters for this.

\* Pat Kirk brought up the need for solar lights and buoys at the entrance to the channel. Mark made a motion to approve \$1600 towards this project. Phyllis seconded. Motion carried. Maintenance and dredging committees will start looking into this.

\* The subject of golf carts and illegal drivers was discussed. There were some citations that went out to kids driving golf carts over the 4<sup>th</sup> of July weekend. Signage will go up and a letter will go into the newsletter regarding the rules and regulations of golf cart drivers.

\* WGIPOA – Ed Nadalin will be the delegate for all WGIPOA meetings.

\* There was discussion on the annexation of 13 lots by the marina; a realtor is advertising lot for sale within those 13 lots stating that it is a part of Terramar and that a boat ramp and pool are included with the lot. As far as any of the board knows, those lots have not been annexed and are not a part of Terramar. Will speak with new attorney on this as soon as one is found.

\* The boat ramp and dock were discussed. Repairs need to be made to the ramp and some of the piles on part of dock need to be replaced.

\* A discussion was held on the marina and pool keys and renters loosing keys or not returning them. Can the TBCIA charge \$25 for keys and the use of these. Some of the real estate companies charge and then keep that money. Bonny is going to investigate this and get back to the board.

\* Mark Plagens asked if there was a “schedule” for the neighborhood construction going on. Bob said “supposedly” there is one coming.

\* Bob asked that all committees and directors have some kind of a report at every meeting. He feels there should always be something to report. Also, asked that the section leaders work on getting phone numbers and addresses for emergency purposes from each of their residents that are not in the directory.

Motion was made to adjourn the meeting. Motion seconded and carried. Meeting adjourned at 11:35 AM.

Respectfully submitted,

Alice Lincecum  
Secretary