

**Terramar Beach Community Improvement Association
Board Meeting Minutes
September 12, 2009**

The September meeting of the TBCIA Board was held September 12, 2009 at the home of Phyllis Clary. 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, Alice Lincecum-Secretary, Carolyn Farmer-Treasurer, Linda Vaccaro-Section 2, Linda Reed-Section 3, Mark Plagens-Section 4, Bonny English-Section 5, Anne Hedgcoxe-Section 6, Phyllis Clary-Section 7, Frank Helfrich-Marina Section, Bob Majewski-Past President

Members Absent: Cathy Evans-Section 1, Pat Kirk-Vice President

Guests Present: Ed and Willa Nadalin, Wendy Majewski

Minutes from July Board Meeting: Due to the fact we needed the approved minutes for banking purposes, the board needed to approve July's minutes by email. On July 27th, Pat Kirk made a motion that we approve the minutes from the July Board Meeting. Bonny English seconded the motion and after receiving enough votes via email, motion passed.

Email Vote: July 27, 2009 – Pat Kirk also made a motion that the board approves Anne Hedgcoxe as Section 6 Director replacing Brian Ritchey. Linda Vaccaro seconded the motion. Motion passed.

Treasurer's Report – see attached. Scott will meet with Mr. Sutton to discuss how and when bills will be paid.

Section Reports

Section 2 – There was a property owner complaint of ATV's, motorbikes, etc. driving behind her property at the end of Camino's cul-de-sac. Linda gave her the property owners name to see if he would do anything about the access to that property. It had been blocked off at one time. A few foreclosures are now up for sale. 23146 Camino was finally cleaned up of all the debris from Hurricane Ike.

Section 3 – Good, no complaints.

Section 4 – Good, no complaints.

Section 5 – The gravel drive to the Lundgren's slightly washed away. Debris was picked up last weekend.

Section 6 – Everything good. Anne asked about trimming palm trees in the cul-de-sacs.

Section 7 – Phyllis was contacted about mowing and about replacing a fence. She was also called concerning the mowing when buying an empty lot.

Marina Section – Good, no complaints.

Committee Reports

Architectural Committee – Putting liens on past due HOA fees was discussed.

22803 Martes, owners Matt and Carolyn Givens, construction of a fence. Ok'd after construction was completed as the contractor never provided a plan.

22818 Vida, owners John and Kristi Young, house plans OK'd.

22914 Martes, owners Charles and Karen Dees, house plans to rebuild house being demolished due to hurricane Ike. Plans OK'd after a few revisions to comply with the City of Galveston and Terramar Beach requirements. Had to change placement of stairs, deck and change pilings to 10 x 10 square instead of the 8 x 8 pilings left after the original house removal. Specified that no variance will be granted on the property per city's permit.

4106 Temprano, owners John and Mary Ann Bernard, house plans to replace demolished house due to Ike, ok'd plans, construction started.

23190 Camino, owners Mark and Wendy Hooker, original house plans were ok'd. When pilings were being driven, it was brought to the committee's attention that 14 inch diameter round pilings were being used. Our "Requirement to Build" form states that at least 10 x 10 **square** pilings must be used. Pile driving was "red tagged" and revised plans, a copy of the city of Galveston's permit, the engineers explanation of why they are using round pilings and variance request was presented to the ACC. The committee Ok'd the use of round pilings but required the builder to furr around the pilings to make them look square.

22814 Vida, owner Mary Ann Schuler called asking about what was required to build a new deck. She was told she would have to acquire a permit from the City of Galveston and present plans to ACC board. No plans have been presented at this time.

Dredging Committee – Waiting on the results of the survey; dredging company may not have hit proper depth; 50' wide, 4' deep.

Pool/Landscaping Committee – Bob received two bids on sprinkler system for the area at the front of the subdivision; both were approximately \$1400. It is required by the city to have the back flow valve inspected; have to wait on front to be cleaned up. Palms and Plants suggested we get the area cleaned up before we fix sprinklers. Bob will talk to Jim Abrahams about getting this done. Linda Reed will meet with the rest of the landscape committee to come up with a planting plan.

Frank discussed the mowing of vacant lots. We need to figure out what is being mowed, who's paying to get them mowed; are we mowing more or less than what we are paying for, and are we paying too much. Linda Reed will start this process. Mowing with Ron was discussed and putting the mowing up for bid was also discussed again. Bob will put in for some bids for the front entrance, swimming pool, mail box and marina area. Erosion at the front entrance was also discussed. The ditch in the middle is disappearing. Frank has contacted the city; Scott will contact them again. Linda V. mentioned problem with Section 2 also.

Pool will close the last weekend in September. Will work on the lock after the pool closes. Pool decking – Scott has gotten one estimate on re-decking and finishing off decking all the way to the fence. Will also have cabanas pulled out. Will vote on this at the annual meeting.

Old Business – TBCIA received a bill from WGIPOA for the remainder of this year's dues. We paid \$100 as per letter to TBCIA after hurricane. Bob will check into this. But, we voted at the annual meeting to stay in WGIPOA so we will likely have to pay the balance of \$1000.

New Business

Scott has contacted a couple of companies about re-doing our website. The cost would run between \$2000 and \$3000. Wendy Majewski talked to someone at Ball High School about their computer technology class handling this. Everyone decided this would be a great idea and a lot cheaper. If it doesn't work out or they don't do what we need, we can then contact one of the other companies to do it.

Bob Majewski made a motion for Ball High School to re-do our website. Phyllis seconded the motion. Motion passed.

General Discussion – The need of a work day was discussed. Needing fixed is the drop off at the boat ramp; the pier by the pavilion, and the bulkhead by the pavilion needs a cap.

Beach cleanup will be September 26th. Everyone meet at the T-head at 9:00AM.

Frank wanted to know if we should schedule meetings more often. After discussion it was decided that no, we did not need to meet more frequently, as we can just call a special meeting when needed.

Also brought up was whether or not “voting on-line” is allowed in our by-laws. Scott will check into this.

Frank wanted to know if there was anything we could do about “light pollution”. It was suggested he talked to the neighbor and see if the light could/would be re-directed.

Will Nadalin brought copies of a letter from the Vehicle Titles and Registration Division about the new law that passed stating that the registration and titling of golf carts is no longer allowed. Also that the state allows for use of golf carts with a slow moving vehicle emblem on public or private beaches and other situations. It also states that a county may prohibit golf cart operation on all or part of a public road in the interest of safety. Willa also voiced concerns over the website and not being able to read minutes from the board meetings. She was told that the website is under construction and that in the mean time the minutes were available by email or posted on the bulletin board.

Bob Majewski made a motion that the secretary send a letter to the Galveston City Council stating that TBCIA voted unanimously at the annual meeting in June to allow golf carts in our neighborhood and on our beach. Bonny seconded the motion. Motion passed.

Bob made a motion to adjourn the meeting. Carolyn seconded. Meeting adjourned 11:50 AM.

Respectfully submitted,

Alice Lincecum
Secretary