

Terramar Beach Community Improvement Association
Special Board Meeting Minutes
June 27, 2009

The special meeting of the TBCIA Board was held June 27, 2009 at the home of Scott Arnold. The President Scott Arnold, being in the chair called the meeting to order at 10:10 am. The secretary being present, attendance revealed a quorum.

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

Members Absent: Cathy Evans-Section 1

Guests Present: Louis Runge

This was a special meeting of the new board to discuss the appointment of committee members and the appointment of a new CPA/Accountant as Mr. Runge is retiring from taking care of the Terramar accounts.

Discussion started with some recommendations Mr. Runge had for a new CPA/Accountant. He had three names he shared with us and Scott Arnold had one recommendation. Pat Kirk asked what a CPA/Accountant would cost. Mr. Runge said he gets 10% of the collections we make which comes to about \$800 a month. He seems to think any of the recommendations would be alright with that price. He then went over everything his job entails. He also went over the location of all of the Terramar accounts. He said we should consider putting our CD's somewhere besides Frost Bank as they have been terrible to work with and that we need to get the new signature cards with the information done at both banks as soon as possible. There was discussion on who should be on those cards.

A motion was then made by Pat Kirk that Scott Arnold, Carolyn Farmer, and the new CPA/Accountant be put on the signature card and that Bob Majewski stay on the signature card at Texas First Bank. Linda Vaccaro seconded the motion. Motion passed.

Bob Majewski then made a motion that Scott Arnold, Carolyn Farmer and the new CPA/Accountant be listed at Frost Bank as those having check cashing privileges on the four accounts there. Pat Kirk seconded. Motion passed.

Bonny suggested that Scott and Carolyn meet with or contact the suggested candidates for CPA/Accountant. They will do this hopefully before the July 11th meeting.

Selection of Committee Members

Architectural Committee – Linda Vaccaro (chair), Frank Helfrich, Pat Kirk, Linda Reed

Pool/Landscape Committee –

Pool - Phyllis Clary (chair), Ruth Dietz, Margie Wilde, Wendy Majewski

Landscape – Phyllis Clary (chair), Cindy Eenick, Linda Reed, Ruth Dietz, Patty Martin,
Frank Helfrich

Pat Kirk made a motion to approve the above residents for the Pool and/or Landscape committee. Linda Reed seconded. Motion passes.

Maintenance Committee - Bob Majewski (chair), Frank Vaccaro, Frank Helfrich

Pat Kirk made a motion to approve the above residents for the Maintenance Committee, Linda seconded. Motion passed.

Dredging Committee - Pat Kirk (chair), Stan Krupa

Bob Majewski made a motion to approve the residents above for the Dredging Committee, Bonny English seconded. Motion passed.

WGIPOA – Pat made a motion to appoint Carolyn Farmer as the Terramar representative for WGIPOA. Bonny seconded. Motion passed. Pat Kirk will be the backup.

Attorney – Linda Vaccaro made a motion that the attorney contacts for this year be Pat Kirk and Scott Arnold. Bonny seconded. Motion passed.

Web Site – Scott now has the key to the website. For now, we will update the existing site and then decide who will maintain and what changes should be made.

Other Business - Linda Reed would like to be the chair of the Social Club and talked about how important she thought this was for Terramar. It was decided that this would be discussed at the next meeting.

There was much discussion on pool passes. Phyllis thinks we should hire someone to monitor the pool guests as there seems to be a lot of “non guests/non residents” using the pool. Do the passes really work? There was a complaint from a resident that leases out his house through Century 21 who is charging his renters for the pool passes. He is picking up this cost because he feels like his rental contract never said anything about having to pay for the use of the pool and he never knew anything about what was going on. It was decided that a letter should be sent to the homeowners explaining what we were doing as far as the passes go and explain to them the problems we have been having at the pool. Pat Kirk is going to talk to the lawyer about whether we can do the passes with the homeowners that rent their house out through realty companies versus homeowners that rent them out themselves. It was then decided that Phyllis would talk to the resident and Century 21 and would send the resident a copy of the letter that we sent to the realty companies.

A meeting schedule was then set up for the upcoming year. They will be held as follows:

July – Alice Lincecum
September – Phyllis Clary
November – Linda Vaccaro
January – Linda Reed
March – Mark Plagens
May – Bonny English

Pat made a motion to adjourn the meeting. Carolyn seconded. Meeting adjourned 11:40 AM.

Respectfully submitted,

Alice Lincecum

Secretary