

**Terramar Beach Community Improvement Association
Board Meeting Minutes
November 13, 2010**

The November meeting of the TBCIA Board was held November 13, 2010 at the home of Ann Hedgcoxe. The President Scott Arnold, being in the chair called the meeting to order at 10:05 am. The secretary being present, attendance revealed a quorum.

Members Present: Scott Arnold-President, Steve Oliveira-Vice President, Coyla Holmes-(Secretary), Carolyn Farmer-Treasurer, Mike Biasi-Section 2, Betty Elbus-Section 4, Anne Hedgcoxe-Section 6, Frank Helfrich-Marina Section, Bob Majewski-Past President.

Members Absent: Mike Harger-Section 3; Bonny English-Section 5; Alice Lincecum-Section 7.

Visitors Present: Karen Wagner-Section 1

Minutes from September 2010 Board Meeting: Motion to approve: Carolyn Farmer. Seconded by Mike Biasi, approved unanimously.

Guest Speakers: None

Action approved by email: CIAP Funding for a sand nourishment and dune restoration project from Sea Isle to Salt Cedar Road supported by WGIPOA was voted by email to send a letter in support to the State Land Commissioner by November 8th, with Scott Arnold, Bonnie English, Mike Harger, Anne Hedgcoxe, Alice Lincecum, Bob Majewski, Betty Elbus, Frank Helfrich and Coyla Holmes in favor. Letter was mailed overnight for Monday morning delivery.

Treasurers Report: See report

Total Income - October: \$12,070.22

Total Expense - October: \$6,239.85

WGIPOA (GHA) - Scott Arnold attended the last meeting. There is no chance that the housing authority will build public housing on the West End. There is no transportation to move workers to the areas that need them. There is a group wanting GHA to have the housing spread throughout the county onto the mainland. WGIPOA will handle this ongoing issue.

Section Reports

Section 1 – Secretary, Coyla Holmes reports that 21 letters mailed on 11/5/2010. President, Scott Arnold reports four lot owners responded by phone and one lot owner, Karen Wagner, is present. New permits were visible for the last house (blue).

Section 2 – No Report, Mike Biasi.

Section 3 – No Report - absent, Mike Harger.

Section 4 – Betty Elbus reports there are feral cats in subdivision, but the good news is that they keep the snakes and rats population down.

Section 5 – No report, absent, Bonny English.

Section 6 – Good per Ann Hedgcoxe.

Section 7 – No report- Absent Alice Lincecum.

Marina Section – One complaint received about trimming grass at front because the sign can't be read per Frank Helfrich.

Committee Reports/Discussion

Architectural Committee – Good, per Steve Oliveira. Structure plan signed off/open issue - extend a fence. Not a problem. One blue roof in Section 7 is tearing off.

Dredging Committee – Done. At the end of channel Bill Taylor breakwater keep land working with agencies.

Pool/Landscape/Maintenance Committee – trim grassy bushes. Bob Majewski reports rain caused enough water to look like a lake on Verano. The ditches are not draining properly. The berm needs a hole to allow the water to escape.

Resurface the pool - need more information.

At the marina, the bolt was removed from the gate at fence. The power meter was switched and could read. Pole was replaced. Power company agreed to have it read wireless because it is not a demand meter. It cost us \$40 for this type of service
Pool Closed now. Port-a-potty removed.

Old Business:

Mowing: Scott Arnold commented that Ron, who is mowing the boulevard and pool area said if someone else hired to do it, he would have no hard feelings.

Betty Elbus opined we should get 3 bids from mowing groups to take over the lots and evaluate them more professionally. Steve Oliveira wants the issue presented to the homeowners at the annual meeting. It is difficult to determine which lot owners are paying for the service through the fees. Steve Oliveira made a motion to bid out the mowing of common areas; Betty Elbus seconded the motion, unanimously vote to approve. For now, cowboy will continue the unimproved lot mowing.

Management company: Scott Arnold contacted the Sea Isle company, but they have not gotten back to him with answers to his inquiries. We need to decide what we want them to do? how much do we pay? a percentage? Best to bring this up at the annual meeting to vote on. Can we afford?

New Business -

Mike Biasi has spoken to Frank and Sharon Cope at the end of Thanksgiving Holiday, they need someone to pick up the Christmas decorations that they have stored for Terramar since last year. They are unable to put the decorations up or continue to store them after the holidays. Terramar has a storage unit for \$60 at 89th & Stewart that has been used to store documents. It is climate-controlled.

Special Topics:

The Board should vote on a Section 1 Director. Karen Wagner, who is in attendance, has offered to perform the duties of Director for Section for the remaining term. Ann Hedgcoxe made a motion to appoint Karen Wagner for Section 1 Director, Betty Elbus seconded the motion, the vote was unanimous to appoint Karen Wagner for Section 1 Director for the remaining term.

Beach walkovers - will be affected by dune restoration projects. Scott Arnold says 2 permits (\$100) and site surveys (\$200) are required to be performed by engineering companies even to do repairs to formerly approved walkovers.

General Discussion –

Scott Arnold made a motion to adjourn. Bob Majewski seconded. Meeting adjourned at 11:17 a.m.

Respectfully submitted,

Coyla Holmes,
Secretary