

TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION, INC.

ROUTE 1, BOX 5174 • GALVESTON, TEXAS 77554

ANNUAL MEETING MINUTES

JUNE 13, 1992

At 10:30AM President Sharron Geldmeier announced there was a quorum present and called the meeting to order.

She then introduced the people who served on the Board over the past year; Paul Herring, Vice President (absent); Stoche Langlois, Treasurer; Barbara Boos, Secretary; Margaret Shipwash, Director Section 1 (absent); Mike Sanders, Director Section 2 (absent); Nancy Brown, Director Section 3 (absent); Mike Hartmann, Director Section 4; Elizabeth Batmanis, Director Section 5 (absent); Pat McDowell, Director Section 7; Frank Helfrich, Director Marina Section and Arnold Smith, Immediate Past President. Also some members of the community who help the Board, Herb Gremminger, General Maintenance (absent); Lloyd Pepper, Boat Ramp Keys; Ima Lee Ross, Architectural Control; the Svec Family who take care of the Pool, Bob Gibson, Harbormaster and Louis Runge our CPA.

Sharron remarked that the Board had worked very hard over the last year and that they had been very impartial. She also said that a lot of people in the community help to keep Terramar the nice subdivision that it is and that everyone works together. If we all continue to cooperate we can keep Terramar a nice community.

The reading of the Minutes from the 1991 Annual Meeting was waived since they were mailed to all members. A motion was made, seconded and passed that the Minutes be approved as mailed.

The Treasurer's Report (copy attached) was then given by Stoche Langlois who explained the Report in great detail. Highlights of the SUMMARY OF REVENUE, EXPENDITURES AND CASH BALANCES include \$9600 income from the sale of two small pieces of land in Section 6 which brought up our income. Unusual expenses were the two beach dune walkovers and bulkheading expense at the Marina. We had a net surplus of \$25,023.00 over the past year. The Association's cash balance as of 4/30/92 is \$95,930.00 which is the most the Association has ever had in the Treasury. Page 2 is a comparison of 1991 vs 1992. Mowing costs were up because of the large amount of rain and the very mild winter. Insurance costs are higher because we took out liability insurance for the Board. Page 3 is a cash flow chart which was done for the Board to be used for planning purposes but because of a project that would be brought up later in the meeting, it was thought that it would be helpful for everyone to see. Stoche took questions from the floor. Lloyd Pepper asked if all maintenance payments were current to which Stoche reported that we have approximately \$30,000.00 in arrears which is an improvement over last year. A member asked where the property that we sold was. Sharron explained where it was in Section 6 wetlands. Another member asked if the property across the main canal was a part of Terramar, Sharron said that it was not and was privately owned. Lloyd Pepper asked what happened to the \$25,000.00 that was in the Treasury for dredging. Sharron said it was

still there. A member asked about the fishing lights staying on all night wasting electricity. Sharron said that an electric eye had been put on the lights but it had broken and as soon as Herb Gremminger gets back from his trip she would have him make the necessary repairs. A member asked about the taxes reported. Stoché explained that they were property taxes (Lingo's pays there portion) and income tax on any interest income we receive. There being no other questions on the Treasurer's Report, a motion was made, seconded and passed that the Report be accepted as presented.

Sharron said that as she looked over the room she saw some new faces and she asked that any new members introduce themselves. Owners who did so were Gordon Hopkins, Martes Street - Section 4; Mr. and Mrs. Aubrey, Lunes Street - Section 4 and Dick Setterlund, Verano Street - Section 2.

OLD BUSINESS - Sharron went over THE YEAR IN REVIEW (copy attached). Items that were of particular interest were: #1 Doris Moses made a motion that we give \$500 to the Jamaica Beach EMS for 1992. The motion was seconded and passed. #3 Sharron said that Arnold Smith had put in a lot of time and effort to collect past due maintenance. Sharron had Arnold explain how he does this and he reported that we are collecting more money than we are spending and that this has been very successful. When we engaged Mr. Runge as our CPA a few years ago we had \$60,000.00 in back maintenance. Now that amount is down to approximately \$31,000.00. #9 Sharron explained this generous gift from Gerald Hines should keep the Attorney General happy. Mr. Hines decided to give this property to Terramar instead of the City or State because then we can keep control of what happens on the property. After a lot of meetings with City Officials and a lot of time expended we are in compliance with the OPEN BEACHES ACT. #13 The property owners on either side of Lot 4, Section 4, Block 8 asked how this has been resolved - the bulkhead hasn't been repaired yet. Arnold Smith explained that this lot was involved in an estate that went from one executor to another. Right now there is an earnest money contract to purchase the lot, there is a Judgment in the amount of \$6500 and the new owner of the lot will be required to bulkhead the lot within a specified time period. The reason this told so long to resolve was because of the involvement with the estate. #19 Pat McDowell is the Chairman of the Beautification Committee (other members are Herb Gremminger and Ima Lee Ross) and he reported that the Committee is looking at the whole subdivision. The Pool needs some repairs also they are looking at landscaping in the subdivision. They are going to look into using the recreational tract with the possibility of constructing a pavilion. A member asked that the Committee look into having speed limit signs put up.

Sharron then returned to Item #4 and turned the floor over to Mike Hartmann who is Chairman of the Dredging Committee. Mike gave a brief history of channel maintenance, in 1983 we spent \$33,000.00 to dredge the channel, in 1988 we spent \$11,000.00 wheel washing the channel and in 1989 \$5,000.00 on wheel washing. Mike gave out an information sheet (copy attached) covering the dredging. He explained the bids and how the dredging would be done. The Committee has determined that the channel has become unsafe and needs to be dredged. A long discussion followed. A motion was made, seconded and passed that the main channel be dredged at a cost not to exceed \$55,000.00.

ELECTION OF OFFICERS AND DIRECTORS - Sharron turned over the meeting to Arnold Smith who was Chairman of the Nominating Committee (other members were Ann Herring and Grant Thomas). He presented the slate of officers - President,

Sharron Geldmeier; Vice President, Michael Hartmann; Secretary, Barbara Boos; Treasurer, Patrick McDowell; Director Section 2, Peter Brennan; Director Section 4, Louis Baumann; Director Section, Joe Parr and Director Section 7, Lee Poteet. Arnold asked for nominations from the floor - there were none. A motion was made, seconded and passed that the slate be elected as presented.

NEW BUSINESS - A member asked if the pool could be open 6 days a week. Sharron said she would talk to Svec's but thought it would be hard on them. She said the Board would discuss pool hours at the next meeting.

A member asked if people who own vacant lots are paying their fair share of the mowing expense and if not we should raise the mowing fee. After discussion a motion was made, passed and seconded that the mowing fee be raised to \$25.00 per vacant lot per year.

GENERAL DISCUSSION - Sharron reminded everyone that we are in the City of Galveston and that all City Laws and Ordinances apply to us. This includes traffic, leash laws, noise ordinances, etc.

There have been complaints about garbage and grass clippings being thrown into the canals. This messes up fishing, sides of boats and bulkheads. Anything that is thrown into canals may be construed as polluting. For your information pollution may be reported by calling 1-800-3-OUR BAY.

There are some outside enclosed garbage racks that are in need of repair. Please remember that our By-Laws state that garbage racks must be in good repair.

Ann Herring asked that when people replace a mail box they don't just throw the old box on the ground and leave it there. Sharron said that a high priority item on the Beautification Committee's agenda was to look at improving the mail box area.

A member asked about central sewer. Sharron said that the Board was going to ask the City about expanding the sewer system in Terramar.

Mary Ann Gibson wanted to remind people that there were speed limits and NO WAKE restrictions in the canals. Sharron pointed out that making a wake in the canals damages bulkheads.

Sharron reported that we have some instances of vandalism in the subdivision. This costs all of us money and we should all keep our eyes open and report any vandalism.

A member asked about ATV's driving all over property. Sharron said they need to obey traffic laws and wanted everyone reminded of that.

There being no other new business a motion was made, seconded and passed to adjourn the meeting.

Respectfully submitted,


Barbara Boos, Secretary

DREDGING CANAL - TERRAMAR BEACH

Scope of Work

Maintain main canal to original permit depth per U.S. Army Corps of Engineers # 11899(03), January 15, 1992.

Requirements

1. Length (approx. 1200 ft.) and width (approx. 60 ft.) to be dredged according to original permit. Estimate approximately 8200 cubic yards of sand to be removed.
2. Work to begin as soon as possible.
3. Dredging will include the maintenance of spoil area and associated levees.
4. Dredging contractor will provide objective evidence of liability insurance.

Costs, Budgetary Estimates in \$

Process/	Dredging Company		
	A	B	C
Equipment	10,500	6,000	12,000
Dredge	28,560	24,000	30,000
Subtotal	39,060	30,000	42,000
Spoil Area and Levee	--	10,000*	--

*verbal estimate

Proposal: Provide funds for equipment and dredging not to exceed \$42,000.
Provide funds for spoil area work not to exceed \$10,000.
Total for Project: \$52,000.00