

San Luis Pass Resort Community Civic Association

Board of Directors Meeting

146 Fathom Drive, Freeport, Texas 77541

Saturday, January 13, 2018 at 10 a.m.

Members Present: Gayle Pendergrass, Pam Shankle, Ann Spencer, and Paula Stephens, Doug Hunt, Lyn Dodson

Call to Order by Gayle Pendergrass at 10:02 am

Review & Approve Minutes

Minutes approved as presented for meeting on December 2, 2017. Motion to approve by Ann Spencer and seconded by Paula Stephens. Passed with no changes.

Financial & Collection Report

Doug Hunt, Treasurer, reported approximately \$18,000 in assessments due and \$154,000 in various accounts.

Committees

ACC – *Lyn Dodson, Committee Chairperson*

Two homes located at 13115 and 13119 Buccaneer were destroyed by fire on New Year's Eve. The civic fees for ACC permits will be waived once the owners are ready to rebuild.

Beautification – *Pam Shankle, Committee Chairperson*

Pam reported on her efforts to find a licensed company to repair and bring sprinkler systems up to code.

Three companies were contacted. One did not return her call and one was not interested due to our location.

A proposal was submitted from Brian Criddle, Aqua Sprinkler System. Brian was a referral from CKM. He is licensed irrigator and works with several communities on Galveston Island. His proposal included:

- Install backflow at entrance to Palm and community building,
- install new PVC from meter to community building
- relocate valves at community building,
- install indoor controller at community building
- install battery controllers for entrances to Palm, China Clipper and mailboxes,
- install 12 new 1" Hunter valves with D.C latching solenoids
- includes all necessary piping and wiring
- 1 year warranty on all parts and installation

Communication – *Ann Spencer, Committee Chairperson*

Nothing to report at this time

Events/Activities/Social – *Gayle Pendergrass, Committee Chairperson*

Gayle advised committee meeting planning for the Memorial Day BBQ and auction would be held directly after the next Board meeting.

Old Business

On November 21, 2017, MUD submitted to the Civic Board an Easement for Erosion Response Project and Release of Liability Form for the easement on 3.961 acres owned by San Luis Pass Resort. Signing the easement agreement was postponed until Civic had time to conduct due diligence, including attorney review, information on survey, site visit with MUD and a broker's opinion of value with regard to property.

Paula reported her findings with regards to value. She contacted Sheri Bass, a local agent. A dollar value could not be given due to property being underwater and vegetation line. Doug reported moving the project to seaward side of the property is not feasible due to involvement of government agencies.

Civic attorney had submitted to MUD agreement with changes. Gayle reported MUD returned the agreement countering some of the Civic changes. MUD also changed and removed some of the language in the original agreement.

Ann made a motion to authorize Gayle to sign as president Civic lawyer's easement agreement as presented to MUD and further authorized Gayle to agree to any changes that Civic attorney advises. Motion seconded by Lyn. Motion passed.

New Business

Pam made a motion to amend the budget to allocate funding for sprinkler system repair/replacement and bring to code. Ann seconded the motion. Motion passed to raise 2018 irrigation budget from \$1,000 to \$4,000.

Pam Shankle has agreed to head silent auction at Memorial Day BBQ.

February 3 meeting changed to March 3.

Open Forum

Everett Spencer asked where property was located with regards to MUD rock project. He was advised the MUD office has all the documents.

A motion was made by Ann Spencer at 10:30 am to adjourn meeting. Motion passed.