

San Luis Pass Resort Community Civic Association

Board of Directors Meeting

146 Fathom Drive, Freeport, Texas 77541

Saturday, December 2, 2017 at 10 a.m.

Members Present: Gayle Pendergrass, Pam Shankle, Ann Spencer, and Paula Stephens

Absent: Doug Hunt (conferenced in via phone) and Lyn Dodson

Call to Order by Gayle Pendergrass at 10:00 am

Review & Approve Minutes

Minutes approved as presented for meeting on October 7, 2017. Motion to approve by Ann Spencer and seconded by Paula Stephens. Passed with no changes.

Financial & Collection Report

Doug Hunt has nothing new to report at this time.

Committees

ACC – *Lyn Dodson, Committee Chairperson*

Lynn advised the builder of the new home located at 12922 Buccaneer that he needed to submit an ACC application; the application is pending. Another application is pending for 12919 Coronado.

Beautification – *Pam Shankle, Committee Chairperson*

Pam has scheduled an appointment with Brian Criddle, Aqua Sprinkler Systems. She has asked him to assess and recommend repairs/replacement for the sprinkler systems at the community building, both entrances and the mailboxes.

Communication – *Ann Spencer, Committee Chairperson*

Ann needs updated information and approval to list residents in the 2018 directory. Email notifications will be sent out for everyone she has an email for. She will start working on a new directory at the end of this calendar year/start of next. Generally the directory is paid for by ads and volunteers are needed to call prior and new business advertisers. She welcomes the community to contact her by emailing treasureislandtx.civicboard@gmail.com

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

Gayle advised planning for the Memorial Day BBQ and auction would begin after the first of the year,

New Business

On Nov 21, 2017, MUD submitted to the Civic Board an Easement for Erosion Response Project and Release of Liability Form for completing the rocks to the bridge from the water plant. This is for the easement on 3.961 acres owned by San Luis Pass Resort. The document has been reviewed by Civic attorney and returned with changes. MUD now has the document with requested changes. Ann Spencer made a motion to postpone signing the easement agreement until Civic has had time to conduct due diligence, including information on survey, site visit with MUD and a broker's opinion of value with regard to the property. The motion included setting the matter for vote at a January 13, 2018 special meeting. Seconded by Paula Stephens. Motion approved.

CKM requested a vote by Civic with regards to adopting Texas Property Code Community Association Guidelines:

- (1) Draught Resistant landscaping and water conserving turf
- (2) Standby generators
- (3) Rainwater recovery systems
- (4) Display of flags and flagpoles
- (5) Roofing materials
- (6) Solar energy devices

(7) Display of religious symbols

Motion made by Paula Stephens to not adopt Texas Property Code Community Association Guidelines provide by CKM. Seconded by Ann Spencer. Motion approved.

Gayle has contacted MUD with regards to making the Civic building handicap accessible. She advised if they would provide a ramp, Civic would provide a cargo lift for moving supplies, tables, etc. She has not had a response from MUD at this time.

Open Forum

Andreas Nicolaou asked about MUD lot beside his house at 13202 Gulf Beach Drive. He was advised to contact MUD with regards to any questions he may have.

Several suggestions were made with regards to community Christmas events that could be planned next year. Tree lighting, lighting contest and Christmas party were talked about. It will take volunteers from the community to help organize. More to come in 2018.

It was asked if the signs at the front entrance could be moved or grouped together. It was commented that it gave an unwelcoming appearance. MUD will have to be contacted.

Progress with repair on flagpole at Palm was asked. Resident advised MUD maintained it and it was Civics' understanding annual maintenance was done once a year. Civic did not anticipate MUD maintenance until early 2018.

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