

## **San Luis Pass Resort Community (“SLPRC”) Civic Association Board Meeting**

### ***Meeting Minutes***

**Date:** June 7, 2014

**Location:** Treasure Island Community Center, Freeport, Texas

**Present Board Members:** Dick Royer, Tina Woodings, Doug Hunt, Ken Foyt, Ginger Gamble

#### **Discussed:**

- 1) Dick Royer called the meeting to order at 1:15 PM with five of the Board Members present.
- 2) The minutes to the meeting on May 24 were presented to the Board and attendees (see attachment). Dick motioned to approve, seconded by Ginger, motion was approved. Motion was passed.
- 3) CKM Management Company (Susan Gonzales) was introduced. Topics:
  - a. FEMA – Property protection and aftermath prep:
    - i. Type of documents needed on hand when a disaster should occur.
    - ii. There is a process in place. Ginger will check with Brazoria County regarding steps when a Hurricane does embrace our community. Ginny has contacts and information regarding FEMA. She will email Ginger with any information.
    - iii. Walk-overs replacement question – does FEMA replace walkovers after a Hurricane?
  - b. Financials
    - i. CKM manages the financial outflow.
    - ii. Moving funds from Wells Fargo to CAB (Commercial Association Bank). Susan suggested leaving money in main account to cover two months of bill payment. Move additional monies to a money market account to gain interest.
    - iii. Susan Gonzales, Dick Royer, Doug Hunt can sign checks. Checks exceeding \$2K require two signatures.
    - iv. Outgoing bill payment will go through 3 reviews prior to payment.. Susan will email Treasurer bills paid. Bills will be paid on the 15<sup>th</sup> of the month and will send the financial report to the Board via email.
    - v. Debra Lanheart, current Treasure Island Accountant will not longer be serving TI since CKM will now manage TI accounts.

- vi. Susan will review our current land maintenance current businesses ensure they are insured and compare costs with other like businesses. Tom Craddock, previous Treasurer, has the past land maintenance financials.
  - vii. Centerpoint is our electric service provider.
  - viii. BEARS hands the dump, paid for via taxes.
  - ix. Previously used Flamingo for yearly palm tree trimming. Susan will review other similar service providers ensuring they are insured/cost. Jean Foyt agreed to obtain bids from others.
  - x. Susan needs Articles of Incorporation. In the past, palm trees in the common area are trimmed. Property owners can submit a request to have their palm trees trimmed at the same time. This service is typically provided in April/May.
  - xi. The Board, via email and/or teleconferences, can approve decisions.
    - 1. Special Board meetings can be held with three Board members (and others) with 72 hours notice. If a Special Board meeting is called, we need to notify community members (post @ physical location).
  - xii. Keys to the Civic Center will be given to Dick Royer, via Don.
- 4) Committee Chairperson(s):
- a. Events – Ginger Gamble and Traci Hernandez. Jean Foyt volunteered.
    - i. Fishing Tournament
    - ii. BBQ event in May
    - iii. 4<sup>th</sup> of July event. Previously we have had a golf cart parade; however, cost to have a parade to cross the highway.
    - iv. Event idea – Poker Run - \$25/hand. Have sponsor houses. Raised \$8K previously, which helped, pay for sponsor houses and additional costs.
  - b. Beautification – Ginger Gamble and Traci Hernandez
  - c. Election Committee – This committee/process will move to CKM Management.
  - d. Architectural– Doug Hunt and Ken Foyt. Dan Rudroff will continue to volunteer.
    - i. Property improvement/renovation requests take 30 days for approval.
    - ii. New submittal process was formed last year.
    - iii. Deed Restriction and By-Laws – Dick Royer and Tina Woodings.
      - 1. Julie Duby previous Board Chairperson. Patty Rudroff previous volunteered.

- e. Website – Ginger Gamble and Traci Hernandez. Les Seibert volunteered (lseibert@ids-inet.com). Can use the MUD website to post TI information.
  - f. Soliciting additional volunteers: send email to community members marketing the committee opportunities. The Board, prior to distribution, must approve community emails.
- 5) Fishing Tournament (Event Committee) –
- a. Past financial status is due to the fishing tournament. Need to put together flyers, dates, etc.
  - b. Final weigh-in day is the **Saturday** of Labor Day week, 5 PM.
  - c. Mark Dobbs cook the fish.
  - d. Need a fish cleaner.
  - e. Weigh-ins are Saturday nights.
  - f. Families host a weekend (either Fri, Sat, Sun). Joe and Karen Davis hosted all three days at a previously head tournament.
  - g. John Sparks (207 Galleon) and Gerry Willett (203 Anchor) have volunteered their Pier for weigh-ins. This will be a convenience for boats to pull up to the Pier.
  - h. Suggestion: offer a Mulligan day since fishing is only Fri., Sat., Sun. In case the weather is bad, they can use the Mulligan card to make up for the bad weather day during the week.
- 6) Financials.
- a. Yearly budget - \$12K/yr.
  - b. Don continues to do business as he has previously. It is important that we don't use Don for anything that the MUD doesn't approve.
- 7) Next Meeting – August 2, 2014 at 10:00 AM in the Community Building.
- 8) Adjournment – Dick adjourned at 2:15 PM. Ken seconded the motion, motion unanimously approved and passed.

Minutes taken and prepared by Ginger Gamble.



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Ginger Gamble  
Secretary

**Amended (in bold) August 2, 2014 by Dick Royer, Doug Hunt seconded the motion.  
MINUTES APPROVED.**

**ATTACHMENT:**

**San Luis Pass Resort Community ("SLPRC") Civic Association Board Meeting**

***Meeting Minutes***

**Date:** May 24, 2014

**Location:** Treasure Island Community Center, Freeport, Texas

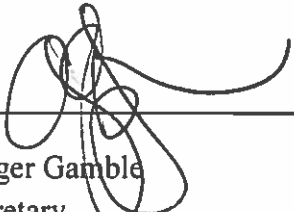
**Present Board Members:** Tom Craddock, Kym Dobbs, Karen Davis, Julie Duby, Gerry Henderson, John Sparks, Ginny Weyland

**Discussed:**

- 1) John Sparks called the meeting to order at 10:07 AM with all seven of the Board Members present.
- 2) The minutes to the meeting on May 3 were presented to the Board and attendees. Jerry motioned to approve, seconded by Julie, motion was unanimously approved. Motion was passed.
- 3) The Treasurer's report of January through April 2014 was presented by Tom Craddock. Ginny motioned to approve, seconded by Gerry, motion unanimously approved and passed.
- 4) Committee Reports.
  - a. Events –In 2014 the Events Committee is planning for today's BBQ. The BBQ will be catered. Social Hour is 5-6 PM and dinner will be served at 6 PM. There will be entertainment for children. New t-shirts will be for sale for \$15.00.
  - b. Beautification – The Beautification Committee has accomplished some landscaping projects and painted the Community Building. There is a balance of \$2,258.26 for the next BC.
  - c. Election Committee – The Annual Election of Board of Directors is today. Voting closes at 3:00 PM. There are three volunteers to count the votes. The top seven candidates will win a seat on the board.
  - d. Architectural Control – The Architectural Committee reported one remodel permit for the last period.
  - e. Deed Restriction and By-Laws – The Deed Restrictions Committee has ordered enforcement signs.

- 5) Management Company Discussion. – . Julie made a motion to hire CKM, a property management firm utilizing their Basic Package. The motion was seconded by Kym. The vote was John, Tom, Kym, Julie, Karen and Gerry for and Ginny against. Motion passed.
- 6) Next Meeting – May 24, 2014 at 4:30 PM in the Community Building.
- 7) Adjournment - Ginny motioned to adjourn meeting at 11:00 AM. Tom seconded the motion, motion unanimously approved and passed.

Minutes taken and prepared by Ginny Weyland.



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Ginger Gamble  
Secretary

**Signed and Approved by the Board, June 6, 2014.**