

**Board of Directors Regular Meeting Minutes**  
San Luis Pass Resort Community Civic Association (SLPRCCA)  
November 7, 2015  
146 Fathom, Freeport, TX 77541

Board Members Present: Ken Foyt, Don Riehl, Bunny Vitasek-Arcoria, Jean Riojas-Foyt, Ginger Gamble, Julie Duby. Quorum was present.

Board Member(s) absent: Ginny Weyland

The president, Ken Foyt, called the meeting to order at 10:06 am. The secretary, Bunny Vitasek-Arcoria, was present to record the meeting.

The minutes of the September 26, 2015 regular BOD meeting, were posted to the website prior to today's meeting. A motion was made by Ginger Gamble and seconded by Don Riehl to accept the minutes as posted. The motion was approved by five votes in the affirmative. Julie Duby abstained.

Don Riehl gave the treasurer and collections reports. The first order of business under this agenda item was the approval of the 2016 budget as presented. A motion was made by Don Riehl and seconded by Bunny Vitasek-Arcoria to approve the 2016 budget. The motion passed unanimously. Another motion was made by Don Riehl and seconded by Julie Duby to keep the annual assessment rate at \$75 for 2016. The motion was adopted unanimously. Subsequently, Don Riehl made a motion to approve the premium for Workers Compensation coverage for American ProLawn and Landscaping Maintenance as stated in the 2016 budget. It was seconded by Bunny Vitasek-Arcoria. The vote was unanimous. Finally, Don Riehl made a motion to approve the contract with American ProLawn and Landscaping Maintenance with a reduction of 50% of the Workers Compensation premium as stated in the 2016 budget. It was seconded by Ginger Gamble and approved unanimously.

The next order of business was a discussion of the mailboxes. Currently, the Treasure Island community is experiencing a shortage of mailboxes for residents. There was discussion about raising the fee to \$50, in order to offset the cost of purchasing new mailboxes. A motion was made by Jean Riojas-Foyt to raise the one-time issuance fee for a mailbox to \$50 and a new lock and key (if lost) would also be \$50. The motion was seconded by Don Riehl and passed unanimously.

Subsequently, Don Riehl asked to go back to the Treasurer and Collections report to discuss the current beach erosion and what, if any, financial support could be given to TIMUD to help with this problem. A motion was made by Don Riehl and seconded by Ginger Gamble to give TIMUD \$20,000 for the beach erosion control project with the stipulation that the project begins prior to the end of 2016. The motion passed unanimously. The justification for the above-mentioned motion is as follows: 1) when TIMUD begins an erosion control project, the SLPRCCA Civic Board decides if it is appropriate to donate funds, and 2) the decision to donate funds helps TIMUD when they begin permanent erosion control efforts to protect the Treasure Island neighborhood. The \$20,000 will be taken from the 2015 savings account and will be denoted as a designated line item.

At this time, President Ken Foyt opened the floor to audience discussion regarding the previous motion that passed concerning the \$20,000 donation to TIMUD. One resident expressed an opinion as follows: "to have the money available to TIMUD but do not give it to them yet, until the project has been designated." Another resident expressed concern on giving TIMUD this money since our current tax rate is so high. Additional conversation occurred concerning the repair to the Jolly Roger crossover and the possible relocation of it and the draining of the Gulf Beach Road culvert. Don Riehl made a motion to approve the amended 2015 budget to reflect the \$24,000 withdrawal from the savings account (\$20,000 to TIMUD and \$4,000 to purchase new mailboxes). Ginger Gamble seconded the motion and it passed unanimously.

The next item on the agenda was the committee reports. The Communications Committee will distribute a December newsletter to all residents. The newsletter will be constructed by Ginger Gamble.

Julie Duby gave the Beautification Committee report. The committee has decided to host a Treasure Island clean-up day on December 5, 2015. Everyone will meet at 9:00 am at the Civic Center. At this time, an audience member expressed a concern regarding the trimming of palm trees and the equipment to be used. It was also mentioned that if anyone wanted to donate flowers, mulch or money for the common areas, they needed to contact Julie Duby. Don Riehl volunteered to send out a flier to all Treasure Island residents concerning the clean-up day and all the details.

The Architectural Control Committee report was given by Don Riehl. He stated there have been applications for two remodels and one new construction.

Gayle Pendergrass gave the Events Committee report. The Committee asked for an additional \$100 to purchase Treasure Island mugs to sell at various events. These mugs will also be given to new residents along with their welcome packages. Gayle also mentioned the Committee would like to hold a Treasure Island Christmas Bazaar on December 5 and 12, 2015 from 2:00 to 4:00 pm at the Civic Center. The Bazaar will include the new Treasure Island mugs and previously acquired merchandise in inventory. Ken Foyt also mentioned that he would build and donate a wooden cooler box which could be used as a raffle item. The raffle would coincide with the Bazaar and tickets could be purchased for \$1.00. All proceeds from the Treasure Island Christmas Bazaar and raffle would benefit the SLPRCCA. Ginger Gamble offered to construct the flier for the Bazaar and Don Riehl will add it to the information being sent out to all residents concerning the Treasure Island clean-up day. A motion was made by Don Riehl and seconded by Bunny Vitasek-Arcoria to amend the 2015 Budget again to add \$100 to the budget line item "other merchandise" for the purchase of Treasure Island coffee mugs. The motion passed unanimously. The totals for the 2015 budget should now be \$81,518 for expenses and \$81,125 for revenues.

No legal action is being taken at this time concerning Deed Restrictions. CKM will continue to follow-up on these matters.

At the Executive Meeting, the BOD reviewed and discussed issues concerning residents possessing delinquent accounts and non-compliance problems. A motion was made by Don Riehl and seconded by Ginger Gamble to accept these reports (collections and delinquent accounts) as submitted by CKM. The motion passed unanimously.

No new business was brought forth by the BOD.

The next item on the agenda was the Open Forum. A concerned resident made the Board aware that the lid of the trash can by the mailboxes is very rusty and could possibly injure someone discarding trash. Don Riehl said that he would order a new lid for the trash can and alleviate the problem. Another resident asked about the addition of mailboxes and BOD's decision was reiterated.

There being no other business, a motion was made by Don Riehl and seconded by Ginger Gamble, and unanimously approved to adjourn the meeting at 10:40 am.

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Bunny Vitasek-Arcoria, Secretary

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Ken Foyt, President

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Date

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Date