

# San Luis Pass Resort Community Civic Association

## Board Meeting Minutes

145 Fathom Drive, Freeport TX 77541

**10:00 AM Saturday, February 6, 2021**

President Jim Weathers called the meeting to order at 10:07.

A quorum was met by the attendance of Jim Weathers, Dennis Welch, John Sparks, Paula Stephens, Ken Cassady and Susan Gonzales was also present.

Meeting minutes from 10/3/2020 and 2/2/2019 were reviewed. Motion to accept minutes was made by Jim Weathers and seconded by Paula Stephens. Minutes were approved unanimously.

Resignations by Gail Keen as Secretary, and Jodie Moore as Director were announced by Jim Weathers. Jim Weathers thanks Gail and Jodie for all their hard work on behalf of the T.I. Civic Association. Replacement by Ilona Capuano as Director and Janet Coen as Director was motioned by John Sparks and seconded by Paula Stephens. Motion passed by all. Jim Weathers made a motion to appoint Ilona Capuano as Secretary to fulfill the term of Gail Keen. Motion was seconded by Ken Cassady. Motion passed unanimously.

John Sparks and Susan Gonzales presented *Financial Report*. 2020 met budget with 130%. The surplus came from no Annual BBQ in 2020 due to COVID, the excellent results from Annual Fish Fry organized by Paula Stephens and no palms trees planted due to storms and high salt content in the soil.

John Sparks motioned to open two bank accounts – 1) Emergency fund in the amount of \$35K, and 2) Erosion Control Fund of \$20K with bank signatures of President Jim Weathers, Treasurer John Sparks and Managing Agent Susan Gonzales. The motion was seconded by Ilona Capuano and passed unanimously.

**Communication** Committee addressed Civic website. This topic was tabled for discussion until our May 2021 meeting.

**Beautification** Committee reported repair of fishing pier at cost of \$800. Overhead lighting at mailboxes was repaired. Jim Weathers obtained bid from “Rubens Westend Electric” to repair lights at entrances and signs. Jim Weathers will steer this project. John Sparks motioned to move forward on repairs with a \$1600 budget. This was seconded by Ken Cassady. Motion passed by all.

**ACC** Report presented by Ken Cassady stated six (6) new home building permits since October 2020. Ken Cassady reminded the Board that at the October meeting we all agreed to grant Stephen Jones building at 13218 Gulf Beach Drive a variance to allow for a 30ft front setback instead of 50ft providing the Brazoria County Building Permit Office agreed with the 30ft. Ken made a motion to approve the variance request. This was seconded by John Sparks. Motion passed. Should be recorded at Brazoria County Clerk’s Office. Paula Stephens motioned to increase fee for building permits to \$500 if an infraction occurred setting pilings prior to securing a construction permit. This was seconded by Janet Coen. Motion passed by all. ACC

committee requested three (3) letters about violation of deed restrictions to be sent to property owners by CKM.

Paula Stephens representing the *Events* Committee, suggested we consider combining both events (Fish Fry and Bar-b-que) to July 4 due to COVID. She also presented a plaque in memory of Harold and Mary Pfeiffer for being Treasure Island's "Noteworthy Founders" instrumental in getting water from Galveston Island to Treasure Island.

In ***New Business*** the street maintenance plan/private gated/MUD participation was tabled for now by President Jim Weathers.

Jim Weathers referenced discussion during the October meeting regarding hiring a Neighborhood Watchman. A job description has been established and a recommendation was made to hire a Neighborhood Watchman as a 1099 Contractor. Cost Analysis regarding compensation and vehicle was as follows; Budget for compensation is \$12k per year to be shared equally by MUD and the Civic Association. The Neighborhood Watchman vehicle will be leased for \$1 per year from MUD and maintained by Civic. Further discussion ensued for additional dollars for car maintenance, visible presence of Neighborhood Watchman, T.I. stickers on the vehicle for T.I. residents and windshield signs for visitors was discussed. Jim Weathers made a motion to approve the budget for compensation of \$12K and the lease terms of \$1/month for the patrol vehicle. Motion seconded by Paula Stephens. Motion passed.

***Deed Restrictions*** – Susan Gonzales suggested to include City and County restrictions to our T.I. restrictions. Jim Weathers' goal is to combine the existing three (3) different sets of deed restrictions. This will require a community vote.

Jim Weathers motioned to ***Adjourn board meeting***. Motion seconded by Dennis Welch and passed by all.

***2021 Meeting Dates*** remaining; May 1(Annual), July 31 and October 2. (Saturday Meetings).

***Open Forum:***

- Beth Reeves thanked the Board for all their efforts and would like to discuss limiting rentals.
- Deed restrictions state no commercial buildings. Susan Gonzales clarified single family residency is the 'structure'.
- It was recommended that a list of rentals contacts should be given the Neighborhood Watchman.
- Email any issues regarding our neighborhood to Susan Gonzales at CKM ([susan@ckm1.com](mailto:susan@ckm1.com)).
- Request was made to have a "Down Light Community". Lights can be screened.
- Request for signs and sand fence to be placed on dunes. We have to ensure proper authority approvals.
- Question was raised if the Golf Cart entrance was going to remain at the end of Buccaneer. This is a MUD issue. We anticipate repair of the ramp at the end of Jolly Roger.

Open Forum ended at 12 noon.

Respectfully submitted,  
Ilona Capuano  
Secretary, Civic Association