

MEETING MINUTES

Board of Directors

TREASURE ISLAND MUNICIPAL UTILITY DISTRICT (TIMUD)

Date of Meeting: July 16, 2026
Time of Meeting: 6:00 p.m.
Board Members Present: Rick Lawler (RL), President, Bryce Langley (BL), Vice-President; Richard Roe (RR), Treasurer; Mike Elam (ME), Secretary; Roy Scott (RS), Director

A quorum was established.

1. The meeting was convened at 6:00 p.m.
2. We had 6 people in attendance with introductions.
3. Jim Weathers gave the Civic briefing:
 - Fishing Pier repairs are moving forward.
 - Mailbox portico repairs have been postponed until the fishing pier is completed. We will then re-evaluate funding for additional projects.
 - Neighborhood Watchman has been extremely busy this month in assisting residents and renters with various tasks/issues.
 - Bryce requested that Jim introduce the lettering for the MUD vehicle due to residents being able to identify.
 - Streetlights out reported as well as streetlight installed at the corner of Fathom and Galleon.
 - Next Civic Association meeting will be August 1, 2026, at 10:30 am located at Community Building, 146 Fathom Drive.
4. MOC usage reported 05/31/26-06/30/26, 1,584,000 gallons water plant meter – Two bacteriological samples taken were good. BWN history (boiled water notice) YTD 2. Bills have been a little higher than normal. This is due to replacement of a new mono-chlorine meter that was needed at a cost of \$875. There were also some repairs that equaled about \$4200. Without these added expenses the bill would have been around \$11,000. We have been doing a little extra lately due to the changes in responsibilities. Moody Bros is the appropriate vendor to use for chlorine inspections of the system. They do not include a surcharge, which is why we use them due to the location of the plant. Moody Bros will be called on an as-needed basis. RL brought up the TCEQ situation with the data plates needed for hydropneumatic tanks. We received the plates, but for the ground storage tanks. We are in the process of obtaining the correct plates to resolve the issue with TCEQ.

5. RR made a motion to approve the MOC bill as presented. BL seconded the motion. Motion passed unanimously.
6. BL made a motion to approve previous meeting minutes as presented. ME seconded the motion. Motion passed unanimously.
7. RR presented review of current water rates and changes for July 2027. Suggested that we change the meter charge to \$3800. I propose that on the annual plan, to cover cost of garbage we change to \$675, overage would be \$12 per gallon. I would propose that we cease the quarterly plan and create a semi-annual plan. Bi-annual plan would be \$450 for 30,000 gallons of water, overage would be \$16 per gallon. This will cut down on time for readings. RL stated that the commercial plan will need to be reviewed and needs to mimic Galveston's billing. Currently we only have the one commercial account at the park. After hour fees will be decided as well. After board discussions, it was decided to table until a later date.
8. RL reported on updates with GLO and the past requirements for replenishment of the beaches adjacent to our neighborhood. This was the original illegal revetment of rock placement. We are now in discussion with the County and GLO and how we will handle the rock removal and the area overall. We are now looking at getting the permitting required for removal of rocks and using the existing rocks to restack the entire perimeter rocks that are currently at the location. RL stated that he is waiting for the proposal to bring back to the board and how to move forward with the engineering firm and what GLO will approve or not approve. In addition, GLO may allow us to barricade the end of Buccaneer on our TIMUD property. It would need to be a seawall scenario.
9. RS discussed the need for emergency water connectivity for fire suppression until the fire department arrives to provide support. We need to get standpipes on the end of each street. RR has given Tommy the firehoses that were purchased years ago. RS stated that he feels that each home shut offs should be clearly marked and that each home should have at least 100' of water hose with hose bib so that every house nearby knows exactly where the shut offs are located. Roland suggested that when every leak is repaired that is the time to place a color-coded valve for standpipes and shut off valves. Roland offered MOC's assistance with this project. RS will head up this project with Tommy.

10. Board Officer Reports

BL updated CEPRA 1731. After speaking with our engineering firm and project manager, Kirsten McElhinney at Coast & Harbor Engineering. I asked specific questions and these were here answers:

I know this spring's erosion has folks understandably concerned, so here's a straightforward update.

Overall design is at about 50%, and we're actively moving it toward completion. To answer your questions:

Will there be construction activity this Fall?

With design at 50%, our focus now is finishing design and getting the project out to bid. We're targeting spring/summer 2027 construction, though that is just a current estimate.

How long will construction take once it starts?

Based on similar revetment projects, roughly 4-5 months, not including any potential delays due to weather or production of materials.

How can the community help?

- Periodic dated photos of the eroding areas, to help us track rate and pattern.
- Any local knowledge of the boat ramp channel dredging/DMPA area - sediment conditions, past dredging activity, to ensure we have the latest information since this is our primary source of sand for this project.

One additional note, we have recently learned that one of the upland sand sources on our permit has caused issues on a nearby beach nourishment project. As such, the GLO would like to avoid using this material in the future. We still plan to focus on the local DMPA for much of the sand required. In addition, our permit has several other upland sources with more suitable material.

Resident brought up concerns regarding Gulf Beach road and repairs. We are doing our best to keep it passable for residents and will not be doing permanent repairs until CEPRA 1731 is completed.

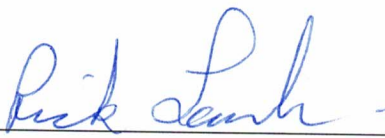
Went into closed meeting 7:40 p.m.

Reconvened the meeting 8:14 p.m.

Terry Pierce was released from employment with TIMUD in closed session. Agreement will be signed for dismissal. All personal property will need to be removed from mud barn and 102 Doubloon by August 14, 2026.

RR made a motion to adjourn the meeting. ME seconded the motion. Motion passed unanimously.

Meeting adjourned at 8:15 p.m.

A handwritten signature in blue ink, reading "Rick Lawler", is written over a horizontal line.

Rick Lawler, President of Board of Directors