

**Island Moorings Community Improvement Association, Inc.**

**Board of Trustees Meeting Minutes**

**March 12, 2018**

**1:00 p.m.**

5959 S. Staples Ste 211, Corpus Christi, TX 78413

**Call to order: 1:09pm**

Members Present:

Tom Rushing (President)

Tom Simanek (VP)

John Scott (Treasurer)

Lisette Barton (Secretary)

Cherrie Stunz (MaL)

Non-members Present:

Robert White (Appointed Member)

Michele Lorette (Appointed Member)

Spectrum Representatives Present:

Henry Stewart

Danielle O'Toole

**Approval of February 9, 2018 Meeting Minutes-** Unanimously approved with correction of the cost of palm tree trimming.

Action Item: Henry to add palm tree cost to official minutes

**Treasurer's Report-** CD #1 has a balance of \$50,865. CD #2 has a balance of \$36,863. John reported the interest in the balance sheet is incorrect and needs to be updated. Unanimously approval as shown.

Action Item: Henry to revise financial statements to include interest on CDs.

Henry/Marta to send all bills to Tom before payment.

Bills paid last month

There was a double check for Cash's land...already corrected.

The water bill is usually 32.50, the bill was 96.00 this month.

Action Item: Henry to discover the cause of the elevated water bill.

## Bulkhead Fund

83,438 Total left for bulkheads, 30,000 already earmarked for 400 ft of bulkhead previously approved.

## Budget

There are budget numbers missing and “deferred revenue” needs an explanation

Action item: Henry to provide missing numbers in the budget and provide an explanation of “deferred revenue”.

## Old Business

- I. Canal Clean up Review- The cleanup is completed, and the items are piled on the bulkhead at the Marina.
- II. Sailboat on Mustang Blvd- Waiting on possible assistance from the City of Port Aransas. 4000.00 approximate cost of removal, boat ownership is the hold up.  
Action Item: Henry to seek assistance from Port Aransas City.
- III. Bulk Head Report- Send John and Tom bulkhead invoices to determine completion. Bulkhead bids cannot be given until concrete is broken. Pezzi is to collect bulkhead repairs costs by the homeowner who requested the service.  
La Jolla concrete work is ongoing, screens in second phase, trying to finish by May.  
Reviewed report: 6 more lots to add to the current list and 6 lots to close.  
Action Item: Henry to update report to reflect changes  
Bulkhead billing: bills need to match property addresses. Concrete removal and replacement is the responsibility of the owner. Pezzi reported difficulty collecting.  
Action Item: John to inform Pezzi that the board agrees that he has the responsibility of collecting his bill from individual homeowners for the concrete work.

## New Business

- I. Appoint Board Members to fill vacancies- Michele Lorette and Robert White were appointed to fill the two vacancies. The term will run until next annual meeting and an election will be held.
- II. Canal Cleanup Items Haul Away- Discussion of options to have items hauled away. One option to haul to curb and let FEMA haul away. Another to find a vendor to remove and haul away. Bids may not be possible. Board agreed to have items hauled away if vendor is available.

Action Item: Tom to attempt finding a provider to dispose of the debris. Tom will email the board for a vote if found.

- III. ACC Committee- Robert appointed by Tom to the ACC. Issues with fences and docks going up out of compliance with bylaws and the dock proposals must show correct set back.

Action Item: ACC committee to schedule call with Marta and discuss the ACC in IMCIA.

**Spectrum and IM Guidelines for Initial Review Process reviewed.**

1. Documents noted to be different on the IM Website vs the Spectrum Website

Action Item: Henry/Marta to review

2. ACC needs to physically check the proposed project before and after complete

3. Violations to go to the board for review which will generate the first notification letter to the owner.

4. A blast email is needed to remind homeowners of the by law requirements

Action Item: John to facilitate sending reminder email

5. Need to remove the “blanket approval” for projects that was in place to facilitate hurricane recovery.

Action Item: Board voted to remove “blanket approval”

- IV. Bulkhead Damage- As new fences are installed, the vendors are drilling into the bulkhead.

Action Item: Violations will be sent by Henry to the homeowners of fences that are drilled into bulkhead.

- V. Entrance Light Repair- South light on the entrance Monument is not working. It was repaired in 2017.

Action Item: Henry to get bids and have light repaired.

- VI. Attorney selection-

Two attorney candidates were reviewed. Charlie Butler is the current attorney for IM. He is a certified HOA attorney familiar with the history of IM. He represents the channel corporation as well. Mike Thurman is also a certified HOA attorney from San Antonio and associated with Spectrum. The HOA attorney will handle collection issues after the 6 step policy with Spectrum.

Action Item: The board unanimously approved to have Charlie Butler as the HOA attorney.

- VII. Past Due Billing Policy- The board reviewed the updated past due billing policy.

Action Items: Board approved the updated past due billing policy, Henry to check on the fine

Schedule (need to know if it can be changed at the board level or homeowners level).

Henry will post the past due 6 step process on the website.

VIII. Bid Process- Discussed project bid process.

Action Item: Community Manager to get bids for projects and present to the board. Board

members must approve all proposed expenses.

IX. 2018 Projects and Expenses-

Trailer Park

The trailer park lot is 2.5 acres. Options were discussed in regard to acquiring new land or use the existing land. A fence bid for existing trailer park lot was \$50,000. Trailer lot was resurveyed to gain an additional 700'x30'. Real Estate attorney Joe Fulton was voted by the board to represent HOA in real-estate services. The board is in possession of a letter from Nueces Co. stating that the taxes will be the same as they have been for the proposed new property. Randy Burns researched the power of the IM board in regards to land purchase and reported to Tom that the board has the right to buy and sell property. The board proposed canvassing the members "for or against" as well.

Canal Dredging

Rodriguez Dredging will bid dredging the canal around April. Dredging proposed to be from Piper Channel to the Marina and then canal openings. There is an opportunity to attach to the permit of the Channel Corp dredging project. Board approved potential cost.

X. Email Contacts for Members

John identified missing and inaccurate email addresses for the IM membership.

Action Item: Henry to use John's list and develop an updated email list.

**Community Manager Update-** Henry introduced Danielle as a new Community Manager with Spectrum. Henry informed the board that Port Aransas codes have issues with fire hydrants being blocked and trailers unhitched on the street. The Code enforcer is looking into possible options for abandoned boat.

**Adjournment: 3:17pm**