

## **INDIAN BEACH PROPERTY OWNERS' ASSOCIATION SPECIAL MEETING**

A Special meeting of the Board of Directors and the Members of the Indian Beach Property Owners' Association ("IBPOA") was held on May 30, 2009. Roger Owens, President called the meeting to order at 9:00 a.m. Directors present were Erik Ehring, Melvin Dow, and Mackey Ball. Susan Gonzales with C. K. M. Property Management, Inc. ("CKM") was also present. Susan Gonzales confirmed that a quorum was established.

Roger Owens stated that the reason for calling a special meeting was to share information and to obtain input from the property owners on the large cost of IKE to Indian Beach.

The swimming pool fence experienced major damage. Unfortunately it was a new fence, some of it could be salvaged. It was important to repair the fence due to the safety and security issues. The septic system had filled with sand and work was being done to repair the septic and to get the restrooms operational. There was also electrical work that needed to be repaired.

Pictures off of the General Land Office website were shown. These pictures not only show the 4.5 L.O.V. lines but the amount of debris from IKE. This debris had to be cleaned up, most of it landed on the bay side. This was another cost to the Association.

The fishing pier experienced damage to the catwalk, gazebo and the gate. This too was a safety and security issue and had to be resolved quickly.

The tennis court fencing was damaged and therefore was removed. The fence replacement was not approved due to the expense but will need to be addressed.

The future repairs will include the irrigation, beach dunes and walkovers, culverts for drainage to the beach, perimeter fencing and tennis court fence.

A property owner complained about the bales of hay not picked up before IKE. It was agreed that in the future the mower would need to pick these up before any major storm.

A property owner complained that there was a lack of communication. The Board stated that the website was operational before, during and after IKE and many notices were emailed to those who were signed up on the website. It was difficult to keep up with the changes made by the City of Galveston and GLO immediately after IKE, but many notices were sent to property owners. The website was a good source of information during the and after the storm.

Karen Mahoney, west end representative on the City of Galveston Council stated that the water lines were being repaired; a lift station is planned for Indian Beach. The sewer and road project for Indian Beach and the west end has been pushed back by the City of Galveston, due to Ike.

The drainage is a problem in Indian Beach on the beach and bay side. The question was asked whether the City could at the very least clean out the ditches and culverts. Karen Mahoney will ask.

It was requested that posts be placed at the three pedestrian easements to prevent vehicles from driving on the beach. A survey will be obtained to establish the location of the 4.5 LOV.

The costs for repairs were reviewed. The repairs to the fishing pier, swimming pool fence and removal of the tennis court fence came to \$31,000. Some of the members wanted to see the invoice for these repairs and the invoice will be put on the website.

Future estimated costs:

Tennis Court Fence Replacement	\$27,000
Perimeter Fence East End	\$38,000
Dune	\$360,000
Walkovers (3)	\$48,000
Signs	\$1000
Landscape/Sprinkler System	\$20,000
Total	\$488,000

Bids were obtained for the dune project from the following:

Sullivan Land Services - \$360,521  
TL Restoration - \$629,000  
Pirates Beach Maintenance - \$129,850.

The bids were obtained to get an initial cost for required funding of the project. If the GLO under CEPRA does the work they will re-bid the complete project.

Discussion was held on the costs. It was stated that the dune project was the mid price for all bids received.

Financing options were discussed. The Deed Restrictions do not allow for a special assessment and the normal assessment does not cover these expenses. A bank loan at Moody would be at 6% interest. If we apply to CEPRA there would be a 75/25% match.

It was decided that we would apply to CEPRA.

Discussion was held concerning the replacement of the dune and walkover. A call for a vote by hands raised was made for replacement of the dunes and walkovers and a majority voted yes. The no's were a minority.

It was required that the lot in front of the out track be mowed.

There being no further business to come before the Board the meeting was adjourned.

Secretary  
Susan Gonzales