

La Concha Estates Owner Association, Inc.

5334 Everhart Rd #200 Corpus Christi, TX 78411

Board of Directors Meeting February 19, 2025 7:00 p.m. via Zoom MINUTES

Call to Order – Bobbi Erben, President at 7:02 pm

Establish quorum and list those present in minutes.

Board: Bobbi Erben, Henry Bezanson, Steve Gatto, Mark Dulaney, Rossy Farina-Strauss

Members: Rosella Segreti/John & Steve Pietrobon, Suzy Phillips, Julio Reyes, Alexander Ramon, Dwayne Paschall, Keith Woitena, Fred Curtiss

Management: Jason, Melanie and Brittney

Minutes – January 22, 2025

Motion by Henry to approve minutes, Mark second, all approved.

Financials – Steve Gatto and Melanie Beaber, accounting

Steve motion to approve, Bobbi second, all approve

Management Items

Committees and their authorizations

Bobbi explained each committee is chaired by a Board member, the committee reports to the chair, the chair reports to both the Board and Management if action needs to be taken.

Bobbi believes the codes should be changed a few times a year, like spring break. Rossy would like to change the codes, on holidays and every time trespassers have the gate code, not only a few times a year. Rossy explained that her request aims to discourage further use of the boardwalks by other neighborhoods. She added that reports were sent to the Board regarding three instances in which trespassers have been seen using the Sea Bird boardwalk in recent weeks. Mark does not see a problem on his boardwalk at China Beach and does not want them changed at all as he is the one who gets the dozens of calls when they are changed. Henry stated, that trespassers at Bikini are just “hopping the fence” or going around, moving the gate at Bikini would be his solution, not changing the code. Henry would like to see the codes changed monthly in the summer. Steve doesn’t think it needs to be changed every month but does want it changed more often. Possibly put the code on the website. Henry motioned to change the codes for all three boardwalks on March 1, June 1 Aug 1, Management to send an email to owners of the code change and also post it on the website. Steve second, Mark stated he wants less, Rossy agrees with the dates but also recommends it changed when the code is compromised and noted that we have a liability with insurance. Bobbi, Steve, and Henry approved. Mark says no to the motion; he gets all the calls when the codes change and recommends changing the code twice a year. Rossy will not approve as proposed. The motion to change the boardwalk codes in March, June, and August passed 3 in favor and 2 against, the motion passes.

Rossy wants the board to issue documents, as administrative resolutions, of any decisions made related to the management of the HOA. Bobbi says they are documented in the minutes and asked Melanie to type up the order of business for our committees according to the minutes and send it out to the committee members. The order of business should explain how we handle issues within the committee, how to report to the board member who is the chair, and let that board member who is the chair report to the management company and the other board members. Rossy would also like to see the policy on how the codes are going to be changed in the future in an administrative resolution.

ACA updates

Reviews and ongoing construction in the neighborhood

No committee members are available. A report on ACA related issues will be sent to the Board by Fred since he could not connect to the Zoom meeting.

Old Business

China Beach boardwalk (Mark Dulaney)

Framers started today, February 19th, 2025. Mark estimates the additional cost of the repairs as follows; Four (4) - 24ft long posts for \$300.00 per post for a total of \$1,200.00, \$3,500.00 driving labor cost, and re-construction of the boardwalk surface including material and labor at \$5,500.00. Should be done by Spring Break. Rossy asked if a proposal was available from the contractors doing the work. Mark stated it is verbal, these are contractors he works with on a regular basis and we will have a better price once they do the work.

Rossy wants to be on the record that she is not used to receiving proposals by word but written with a firm cost for the work. Mark says he gets a better price working this way.

New HOA web portal <https://lcehoa.com/> - (Rossy Farina-Strauss)

The website is done and can be amended per what we asked of the web designer. Rossy is waiting for the directory from the Manager to include on the website. Financial data is only owner viewable by using a password and the owner's password needs to be sent to the owners. Rossy proposed adding the bank statements to the website. Management stated they could provide a redacted statement as some information could be confidential; they could provide the statement to the Board for review. Management does not provide the bank statements to any other HOA's Board, the HOA treasures' have access to the banking transactions online. Should the Board ever question transactions, the treasurer can view everything online. Bobbi agrees we should not put the bank statements online. Rossy requested that the bank statements are sent to her quarterly.

Henry asked about the area saying "A Zoom link will be posted shortly", the date of this meeting was there, but not the link. Rossy stated she didn't receive the link until 3 o'clock today and did not have time to add it. Management said the Zoom links aren't created until the day of the meetings as so many people use Zoom these days; hackers hack them. Creating the meeting on the day reduces the possibility of being hacked. Also, owners report to management they get hundreds of emails a day and the Zoom link gets lost, sending the link the day of helps owners. Rossy will remove the verbiage.

Henry asked if the new gate codes could be added to the website. All agreed to add the gate codes to the website as a password protected link.

Rossy to put codes on website, password protected

<https://lcehoa.com>

LED light purchased for La Concha Estates sign and has been installed

Rossy asked if the original sign on Hwy 361 could be relit. Bobbi stated the land the old sign is on is no longer the HOA's land and that she thinks the old sign should be removed, but that is up to the new owner.

By-laws, Covenants, and Late Fee Policy have been signed and filed with the county.

New Business

New landscapers started on Feb 5th, services to be completed twice a month, roughly every other week. Please contact management with questions or concerns. Owners will be billed quarterly.

Next meeting date

Bobbi would like to have quarterly meetings, Rossy says owners need to be more involved and has seen an increase in attendance and would like to have bi-monthly. Bobbi says we can table the next meeting and try to come up with a date maybe in April and skip March.

Owner Forum

Rosella Segreti at; 101 China Beach agrees with Mark about the boardwalk gate codes, she is one of the owners that calls him to get the new codes, also the lock needs to be changed as it is rusted. Also, there was a time when someone locked the gate behind her and it was an issue as her daughter had been stung by a jelly fish and they couldn't get the lock unlock due to the angle of trying to open it from the other side. She stated she would like to see pass cards used instead of locks to make it easier.

Gate codes for all three boardwalks will change March 1, June 1 Aug 1

Keith Woiteka at; 7566 La Concha also agrees with Mark, and does not want the codes changed as often. He does like the plan set by the Board.

Suzy Phillips at; 126 & 134 China Beach would like board meetings every other month. Was on website and can't find the code. The date code has not been added yet. Suzy would also like electronic card access on the boardwalks.

Bobbi says the electronic card access was looked at in the past and is prohibitively expensive. Rossy explained the electronic card access lock is not the only cost. The cost also includes the needed modifications to the gate and gate frame to accept the lock. Rossy called three (3) contractors with only receiving one bid from the contractor that the Mayan Princess uses. Melanie says she got a bid and the cost was around \$12,000.00 a gate.

Executive Session from 8:01 pm to 8:37 pm

Confidential issues up for Board discussion.

Open meeting back in session at 8:37 pm

The Board and management let 126 Sea Bird Rosella know Excel Properties would be contacted regarding the mowing fee issue.

MEETING ADJOURNED at 8:40 pm