

La Concha Estates Owner Association, Inc.
5334 Everhart Rd #200 Corpus Christi, TX
78411

Board of Directors Meeting
Minutes March 26, 2025 7:00 p.m.
via Zoom AGENDA

Call to Order – Bobbi Erben, President @ 7:00pm

Establish quorum and list those present in minutes.

Board: Bobbi Erben, Henry Bezanson, Rossy Farina–Strauss, Mark Dulaney arrived at 7:58pm

Members: Destiny Davis, Rosella Segreti, John Pietrobon, Melissa Kelly and Peter Brody

Management: Melanie, Jason and Brittney

Board of Director's February 19, 2025 Meeting Minutes –

Rossy motioned to approve minutes as presented, second by Henry, all approve.

Financials – Steve Gatto, Treasurer and Melanie Beaber, accounting

Bobbi announced Steve Gatto's resignation, Melanie to present financials in his place.

Bobbi asked if delinquent owners have been notified, Melanie stated she mailed all delinquent owners late notices on or about March 18th.

Bobbi motioned to approve financials as presented, Henry second, all approve.

Bobbi motioned to have Rossy step in as treasurer until annual meeting, Henry second, all approve. Board agreed not to appoint a 5th board member as the annual meeting is in a few months

Committee Reports

Boardwalk Committee

Rossy reported one family from Bella Vista tried to use the boardwalk, but came back pretty quickly. Another group from Ruby Bay also tried. Overall, less traffic on boardwalks after lock combination change. Bobbi reported another group knocking on doors to ask what the gate code was, she asked them to leave. Rossy reported the Ruby Bay house advertising online "AirB&B" it has beach access.

China Beach Boardwalk

Wrong material was delivered, waiting on correct material to be delivered. Estimated to be finished mid to late next week.

ACA updates:

Reviews and ongoing construction in the neighborhood

Rossy spoke about the trash issue at 138 Sea Air, the trash is being blown around to neighboring lots and pond. Bobbi stated she has asked Mark to be the contractor liaison for the Board and she asked Mark to reach out to the contractor of 138 Sea Air to notify them of the impending trash violation notice. Rossy mentioned 138 Sea Air still does not have the trash roll off. Bobbi suggested to Rossy to call 311 or code enforcement as the requirement for the trash roll off is a city requirement. Henry stated the requirement of a roll off is not in the Bylaws or Covenants, thus the HOA cannot enforce it. Rossy believes the HOA should enforce all city and state requirements and laws. Henry agreed the HOA could enforce the requirement of keeping the construction site clean, but not the trash roll off.

Melanie explained both the HOA Covenants and property code require a warning letter be sent to owners allowing time to cure the violation before a fine can be levied. Henry to get letter together to be sent out to address said issue.

Old Business

Website Updates– Rossy Farina–Strauss

Website has been updated. Rossy received a request from an owner to include a payment option on the website. Bobbi suggested Venmo as an option. Melanie stated the HOA's business banking account does not allow Zelle ACH "payments", but other business banking accounts like Frost does. With Venmo, the funds sit in the Venmo account until someone transfers the funds into the HOA banking account. With Zelle, the payment goes directly into the HOA's account. Henry suggested to switch to Frost once the audit is done as it would be easier to handle the money, adding Venmo would add another layer to what already needs to be done. Rossy agreed with Henry. Bobbi motion to change to Frost bank after audit is completed with signers being Rossy, Bobbi and management, second by Henry, all approve. Henry asked if Rossy could still explore the HOA website payment option, all agreed. Henry also asked if the main page of the HOA website should be protected. Rossy like the idea that potential buyers can view the HOA legal documents and other information.

New Business

2025 Financial Audit

The "Compilation" is \$3,500–\$5,000, the "Review" is \$7,500–\$10,000 and the "Audit" is \$15,000. Bobbi believes the compilation audit would be adequate for the amount of funds that the HOA processes. Rossy believes the review would work which she believes is what is needed, Henry agrees with Rossy.

Rossy motioned to go with the "review" audit, Henry second, all approve.

Boardwalk Improvements

Bench at Sea Air Boardwalk–Rossy Farina–Strauss Bikini

Rossy looked into a bench for the Sea Bird/Sea Air boardwalk and found a 60" polywood bench with marine type chain for \$436.28 tax included. There is no room on the other two boardwalks to add a bench. Rossy is willing to purchase to be reimbursed.

Henry motioned to have Rossy purchase the bench for the Sea Bird/Sea Air boardwalk, Bobbi second, all approve.

Bikini and China Beach Boardwalk gates -Henry Bezanson

Gates do not seem to be deterring trespassers. Henry thinks backing up the gate, away from the dune, will help prevent people from hopping the rail. Bobbi thinks this is a good idea as she has seen "kids" hop the gate at Spring Break. Henry will get bids for the gate to be relocated to deter trespassers, he also mentioned getting the "wings" added would help.

Owner Forum

Destiny Davis at 7554 La Concha, dispute late fee. Was unaware that the bill was past due. Says there was no notice or warning for the late fee and this is disrespectful. Bobbi stated this is up for discussion in executive session and according to the documents, it states late fees should be \$25.00 after January 30th, then \$50.00 after 60 days, so on, then asked if she had been charged \$150.00 in late fees. Destiny answered no, just the \$25.00 because the invoices because the invoices with the late fee were just got sent out on March 18 and she had no clue she owed a balanced amount.

Executive Session at 8:00 pm

Owners in the waiting room were let back in at 8:21 pm

Mark motioned to adjourn at 8:21 pm second by Henry, all approved.

Next meeting date: TBD

MEETING ADJOURNED