

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

**Board of Directors Meeting**  
**August 27, 2025 12:00 p.m. via Zoom**  
**MINUTES**

**Call to Order** – Bobbi Erben, President at 12:04 pm

**Establish quorum**

Board: Bobbi, Delia, Mark, Kristin, Henry

Mgmt: Melanie, Jason, Brittney

Members: Phillip, Suzi, Fred, Melissa, Darcy, Dwayne, Rossy, Pietrobon

**Board of Director’s May 7, 2025 Meeting Minutes –**

The board reviewed the minutes from May 7th meeting, which were approved unanimously.

Motion to approve by Mark, Delia second, all approve.

**Financials** –Melanie Beaber, accounting

Management presented the financial status as of July 31, highlighting operating funds and explaining the breakdown of accounts, including prepaid dues and lawn fees. She noted challenges in reaching owners who have not responded to communications or attended meetings, Bobbi suggested discussing this issue in the executive session. Management also mentioned providing both cash and accrual financial reports moving forward to offer different perspectives on budgeted versus actual funds. Management noting that an audit was completed.

Motion by Delia to approve financials, second by Henry, all approve

**Committee Reports**

Boardwalk Committee

The board discussed boardwalk repairs, with Mark explaining that recent repairs involved driving large posts 10-13 feet deep to prevent damage from storms. Fred reported three issues, all having to do with the boardwalk at Sea Bird/Sea Air: (1) the lock on this gate was vandalized on 5 July and replaced, (2) damage from separate vandalism remains unrepaired, and (3) previously unreported boardwalk repair is necessary for the last 3 boards to the terminal end at the beach.

Boardwalk gate locking system

The board discussed removing the old gate locking system due to vandalism and ineffective codes. Management presented a bid for installing a locking system on all three boardwalk gates, estimated at \$3,800 for locks and keys, with the total cost for labor and parts ranging from \$5,500 to \$5,800. The board discussed limiting keys to one per household and potentially charging a fee for replacement keys. The board discussed implementing a lock system for community gates to address security concerns, particularly on Sea Bird and Sea Air. Many agreed to move forward with installing automatic, self-latching locks on these gates, which will be maintained by the Boardwalk Committee. The board decided to provide one key per household to residents, with the option to purchase additional keys. They also noted that a new golf cart path proposed by Bella Vista could help reduce traffic in the area, though it would take approximately two years to complete. After further discussion, the board voted to remove all bicycle locks from the boardwalk gates, as the current system was deemed ineffective and expensive. Management was tasked with sending out a survey to homeowners to gather their opinions on the decision and gather input on potential alternatives. The survey will include information about costs, maintenance, and lighting requirements. The board also agreed to discuss boardwalk lighting in their next meeting, though this may be postponed since the locks are being removed.

Formal motions:

Bobbi motion to add locks to Sea bird and Sea air and give one key per lot with a house built, second by Delia. Rush, Henry and Mark oppose. Motion did not pass.

Bobbi motion to take all locks off completely, second by Henry. All approved

### **ACA updates:**

Reviews and ongoing construction in the neighborhood – Fred

Fred reported that the ACA committee reviewed 8 construction projects from November 1 to July 31. No new projects since annual meeting

### **ACA Appeal**

7550 La Concha appeal request

Management explained the process for an ACA appeal, and Philip, a home builder, presented his appeal for a permeable surface instead of a concrete driveway for his boat garage at 7550. Fred's reasoning for denying the request was documented in his report to the board. The board discussed the request to convert the patio/carport into a garage. After debate about permeable surfaces and aesthetic concerns, the board voted to approve waiving the paving requirement, allowing the conversion construction to proceed with the existing gravel driveway. Henry motion to wave the denial for the “required” concrete driveway for boat garage, second by Delia, all approved.

### **Old Business**

Beach Access for Ruby Bay - Henry

Document is being worked on. Tabled until the next meeting.

### **New Business**

LCEHOA website update and issues- Rossy

Rossy reported the malware issue has been fixed and to prevent this, the HOA will need to purchase a \$229 annual malware protection platform from Sucuri protection platform. Motion by Henry to protect the web site and purchase Sucuri protection platform, second by Delia, all approve.

Sand Erosion at Bikini Drive and China Beach

Henry reported that sand erosion issues on Bikini Drive and China Beach were currently under control, though Mark noted the importance of proper curb cleaning by builders. Management raised concerns about sand intrusion affecting boardwalks, suggesting regular maintenance to prevent encroachment. Boardwalk committee to look into pushing back dunes away from boardwalk.

Review committees and appoint members

The board agreed to form a landscape committee to develop a master plan for common area improvements. The Board discussed and assigned committee memberships:

- Landscape Committee  
Dwayne and Whitney joining the Landscape Committee, Dwayne confirming his wife Whitney would chair the landscape committee despite his existing membership. Henry was nominated as board liaison.
- Boardwalk Committee  
Fred continuing on the Boardwalk Committee, Delia agreed to chair the Boardwalk Committee.
- ACA Committee  
Philip, Chad, and Thomas joining the ACA Committee, while the Board decided to aim for three members on the ACA Committee to avoid ties, with Thomas being preferred as the third member to rotate participation among different residents.

The board then finalized board positions, with Kristen agreeing to be at-large and Delia taking on the treasurer role.

The group agreed to research bank options that allow Zelle for business accounts, as American Bank's business account lacks this feature, and will vote on potentially switching banks at the next meeting.

### **Owner Forum**

Rossy raised concerns about the board's recent bylaw variance approval, noting it required 51% owner approval.

Rossy informed the board that the website is currently protected from malware for a year.

Adjourn into Executive session 1:38 pm

**MEETING ADJOURNED 1:55 PM**