

**JAMAICA BEACH IMPROVEMENT COMMITTEE  
MINUTES OF THE BOARD OF DIRECTORS  
Saturday, October 24, 2009**

A meeting of the Board of Directors of the Jamaica Beach Improvement Committee (JBIC) was held on October 24, 2009. The meeting was called to order by Al Galli, Chairman at 9:05 am.

A quorum was established by the attendance of the following Directors: Al Galli, Chairman; Sandy Denby, Secretary; Steve Kendziera, Deed Restriction Violations Committee; Margaret Lloyd, Beautification Committee and Sharon Ryan, Administrator/Treasurer.

Steve Kendziera was voted unanimously as the new Vice Chairman by the board.

Handouts of the Minutes and the Treasurer's Report of the previous meeting were provided to attendees.

By motion, the minutes of the September 26, 2009 regular meeting were approved. Motion passed unanimously.

Sharon Ryan presented the Financial Report. By motion, the Treasurers' report was approved. Motion passed unanimously.

**Committee Reports**

Architectural Committee Report – the board had 2 permits submitted and both were approved, one was for new construction and the other was for repairs.

Deed Restrictions Violation Committee Report – the board is making progress with deed restriction violation letters to homeowners. The homeowners are doing a great job of complying. The board will propose a "complaint form" to put on the website. The complaint form will be completely confidential. Also the information will be added on the complaint form about the JBIC mailbox downstairs at city hall.

Beautification Committee – the board reported there has been progress made on the esplanade, the water meter is in. The board is also looking at a beautification project along FM 3005 in the future.

The board also reported on the "welcome" signs, we are waiting on the approval from TXDOT for the placement of the signs. The board is also discussing refurbishing the sign in front of city hall and also at beachcomber estates.

The board had no other reports.

## **Unfinished Business**

The board reviewed the signage portion of the deed restrictions and gave the following information. Without prior approval by the JBIC, the deed restrictions prohibit any sign from being erected on a single-family residential lot. The Board members want to assist residents in selling or leasing their homes so discussed granting a blanket approval for "For Sale and For Lease" signs. Some of the board members had measured the real estate signs that are typically used in Jamaica Beach and found that the largest realtor "For Sale" sign is 37" X 24" and the typical "For Lease/Rent" sign is 12" X 18". After discussion, a motion was made, seconded and unanimously approved that, without prior approval, the following signs would be allowed by the JBIC on single-family residential lots: **"For Sale"** – two signs maximum, one sign on street side and one on canal side or back of lot for dry lots, erected in the ground on the private property lot that is for sale with face size no larger than 37" X 24". **"For Lease/Rent"** – one sign only, attached directly to the house (not erected in the ground) that is for lease/rent with face size no larger than 12" X 18". An amendment was added to the motion - if the lot where the sign is located is not otherwise maintained in accordance with the deed restrictions, the Board has the discretion to rescind approval of that sign and remove the sign from the offending lot. It was noted that all other signs are prohibited by the deed restrictions. The motion was passed unanimously.

## **New Business**

The board discussed the positive feedback from the retreat with the city.

The board approved to add "Homeowners Association" at the end of Jamaica Beach Improvement Committee for clarification and marketing purposes.

The board discussed the issues between the city and the JBIC to change city ordinance setback lines, so that the JBIC can stop issuing permits and have the city be the only one to issue permits. The board also advised of the other items discussed at the City/JBIC Retreat. It overall was a successful meeting.

The board also advised that a JBIC representative will be attending city council meetings.

## **Questions and Answers**

Boots Galli – 16639 Bahama Way – advised the board that the city is trying to locate the files on the signs in the bay, so the JBIC can continue this project.

Ginger Jones – 16612 Curlew – asked the board about getting a debit card for the checking account, for purchases where a check will not be accepted. She also asked about beautifying the church/school. The board advised JBIC controls residential properties, not commercial so the church/school is beyond its jurisdiction. She also asked if the Flamingo/Curlew area is going to be beautified, like at the end of Bob Smith. The board members advised that they believe that area is private property rather than a common area and that typically the

homeowners maintained that area on Bob Smith and they also believe a developer owns the property on Flamingo/Curlew, also private property. Another question asked by Ginger was – what about boats being stored on vacant lots? The board advised that all lots are to be used for residential purposes; that no vacant lots are to be used as storage and the boat needs to be behind the setback lines on a lot being used for residential purposes, it, one with a house erected on it.

Gil Madray – 16638 Bahama Way – asked about boats and RV's – can JBIC find a piece of property and rent space. The board advised JBIC does not own property and prefers to not be in business. For those who can't put their boats/trailers behind the setback line, there are boat storage facilities in the area.

Jan Krueger – 16618 Curlew – asked about the houses that are still in need of major repairs and the houses that have debris still under them. The board is checking into the problems with the city to come up with a solution.

There being no further business before the board the meeting was adjourned at 10:23 am.