

THE VILLAS OF SOUTH PADRE HOMEOWNERS ASSOCIATION

February 21, 2023 Board of Directors Meeting

The Board of Directors of the Villas of South Padre Homeowners Association (HOA) met on February 21, 2023. In attendance were Directors Barbara Hays, Gerald Geletzke, Juan DeAnda, Dabney Helms, Ruben Solis, and property manager Pat Marchan.

- 1) Pat Marchan and Ruben Solis presented the financials year-to-date July 1, 2022 through January 31, 2023. Pat indicated that the HOA is ahead of the budget year-to-date except for:
 - a. Security – Eddie Garza took a week of vacation in January which resulted in a higher January cost for contract security. However, his vacation relief costs are spread equally across the entire year in the budget, and it will not change the final year vs budget numbers.
 - b. Pool and Hot Tub – the hot tub heater failed in January and required a new part.
 - c. Overview – the Villas are in good financial standing 7 months into our fiscal year.

- 2) Fountain Way 6400 block street clean-up and Fountain Way street repairs – An owner on Fountain Way is having a swimming pool installed. After the pool is complete, the contractor will clean all of the concrete wash that is on the street and some driveways (from cars driving in and out of driveway). It is expected to be cleaned up in mid-March. Also, an inspection showed street pavement cracking around the fountain area and in the 6500 block of Fountain Way. These are cracks in areas that were repaired several years ago. Pat will use in-house maintenance to make these repairs.

- 3) Swimming Pool Heated Holidays Update:
 - a. Over the Thanksgiving holidays the propane tank ran dry. This resulted in 2 days when the pool was not heated. Barbara Hays will prepare a pre-start-up check sheet to be left at the heater and followed any time the pool heater is turned on.
 - b. Over the Christmas holidays an extended cold front brought ambient temperatures below 40 degrees. We learned that a propane heater can only heat a pool to about 25 degrees above ambient temperatures. The pool water temperature was below 70 degrees and the decision was made to turn off the heater until the ambient temperature increased to 60 degrees. The pool uses 100 gallons of propane in a 24-hour period, or \$300/day at the current \$3/gal propane cost. The pool heater was turned off for 4 days (Dec on either side of Christmas when the heater could not maintain a usable water temperature). This weather related shut-off criteria will be included in the pre-startup checklist for using the pool heater.
 - c. There were several complaints about children using the hot tub as a swimming pool over both holidays. The children were jumping back and forth, and had pool toys, pool noodles, and pool floats in the hot tub, leaving no room for adults. Adults were upset that they could not use the hot tub for its intended purpose. And security addressed concerns about children getting hurt with the jumping and flipping off the sides of the hot tub. The HOA board agreed that the hot tub should be used only as a hot tub, and not as a children's swimming pool. No pool paraphernalia will be allowed in the hot tub, but restricted only to people. Gerry Geletzke will update the Pool and Hot Tub rules that are currently posted on the Villas website to reflect this change.

- 4) The Board reviewed proposed amendments to our CCRs, By-Laws, and Policies for those sections that must be updated to reflect changes made to the Texas Property Code by the Texas State Legislature (2021) regarding property owners associations. These are required amendments. Dabney Helms moved and Ruben Solis seconded a motion to approve the changes. The motion passed 5-0. The changes will be sent to the attorney for finalization and will be recorded with Cameron County. These changes are:
 - a. Collection and Payment Plan Policy Section 3.02 – changed from 30 days to 45 days the time an owner is given to cure any fees/fines delinquency before it is sent to collections.
 - b. CCR, Section 5.17 – revised the criteria for an owner to have a hearing regarding any violation or issue to a hearing directly with the Board of Directors (instead of a committee appointed by the Board), and clarified the information the Board must give an owner prior to any hearing.
 - c. CCRs Section 6.2 – revised the make-up of the ARC to not allow any board member to serve on the Architectural Review Committee.
 - d. By-Laws Article 7.02 – sets 3-year terms for the Board members, with two directors elected in the first year, two in the second year, and one in the third year.

- 5) There have been issues with package delivery at the security gate. This includes U. S. mail, UPS, FedEx and all other deliveries. Too many packages are being held for extended periods of time until owners are in residence to pick them up. There is no storage area in the security gate and it has gotten overwhelming. To reduce the number of boxes, and to protect our security staff from liability should a package get lost, the board voted (Dabney moved, Ruben seconded, passed 5-0) to hold packages at the gate for a maximum of 10 days. After that, the package will be returned using the same carrier as it was delivered. This goes into effect March 1, 2023. Pat will send out an e-mail to all owners detailing this change. In addition, there is now a log sheet for all packages delivered to the gate and owners must sign for the package when they retrieve it.

- 6) The Board discussed an owner request for the possibility of converting the tennis court to a multi-use court. An owner requested that we consider adding pickle ball striping and a basketball goal. Pickle ball is one of the fastest growing sports for people over the age of 50. The board agreed that pickle ball and tennis can easily use the same court. The tennis courts are scheduled to be resurface next year (fiscal year July 2023-June 2024) and the board felt it was the best time to upgrade the tennis court. The new surface would include the blue inside surface for pickle ball dimensions that are smaller than a tennis court, and the outside of that will encompass the green tennis court boundaries. Because this will happen in the next year the board recommended that we not temporarily stripe the court in the interim. Pickle ball and tennis will use the same net, and avid pickle ball players will need to lower the tennis court net 2 inches during games and return it back to tennis court height when done. The board did not endorse adding a basketball goal as the new city court at Tompkins Park is 0.25 miles from the Villas gate, and the city is adding a permanent dome structure to that full-size court to make it more player-friendly during the hot summer months.

- 7) There have been people riding skates, skateboards, scooters, and onewheels on the tennis courts. Pat will have signs put up prohibiting this and other non-tennis sports on the tennis courts.

- 8) At the annual meeting (Nov. 2022) an owner raised concerns about the condition of the Rainbow Playground. Gerry and Juan inspected the swing set, replaced some of the wooden boards, and replaced the chains on the tire swing. Juan will continue to inspect the structure on a quarterly basis and sand any areas and do routine maintenance as needed.

- 9) At the annual meeting (Nov. 2022) and owner asked if the Villas would consider installing a flag pole at the front entrance. The owner offered to buy the flag and any replacements. Dabney Helms researched this and found out that there used to be an in-ground flagpole at the gate and the concrete anchor for the pole is still there and in good shape. She investigated poles and the board voted (Dabney moved, Ruben seconded, passed 5-0) to purchase a 24 foot metal telescoping flag pole for \$560. The owner will provide a 3' x 5' all-weather flag for the pole. An all-weather flag can fly 24/7. A small light will be installed at the base to light the pole at night.

- 10) Spring Break Clayton concerts start March 10 through March 18. Additional security for The Villas will include Eddie Garza working extra shifts 4:00 pm-midnight Fri Mar. 10, Sat Mar. 11, Fri Mar. 17 and Sat Mar 18. Our contract security company, GD Security, will have one additional armed guard working 4:00 pm-4:00 am Fri Mar. 10, and 2 additional armed guards working 4:00 pm-4:00 am shifts Sat Mar 11 through Sat Mar 18 (ending 4:00 am Sunday Mar. 19). These additional guards will be stationed at the beach walk-in gate and at the Bayview parking lot gate.

- 11) The Villas Annual Homeowners meeting will be Saturday, November 4, 2023, at 10:00 am in the Villas Clubhouse. Zoom option will be available.

Barbara Hays
President
Villas HOA Board of Directors