

## THE VILLAS OF SOUTH PADRE ISLAND

Homeowners Association Annual Meeting November 8, 2025

The Villas of South Padre Island Homeowners Association 2025 Annual Meeting was held on November 8, 2025 at 10:00 a.m. in the Villas Clubhouse with a Zoom option.

The meeting was called to order at 10:05 a.m. by President Barbara Hays.

1. Status of Quorum – Pat Marchan, Property Manager  
Twelve addresses signed in. Additionally, there was one proxy, and one Zoom address attending for a total of 14 owners. A quorum requires 26 addresses, so there was not a quorum.
2. Introduction of Board Members  
Barbara Hays, President  
Gerry Geletzke, Vice President  
Juan DeAnda, At-Large Member  
Ruben Solis, Treasurer  
Dabney Helms, Secretary
3. Opening Remarks – Barbara Hays  
Barbara thanked those in attendance and on Zoom for coming to the meeting, and thanked owner Todd Williams for volunteering to take the notes of the meeting. An update on home sales in The Villas is there are three homes listed for sale, and two homes were sold since our meeting last year. Barbara welcomed to the meeting and to The Villas new owners Armondo and Laly Garza.

Updates on general South Padre Island business is the new Sea Turtle Inc. hospital, right across the street from the entrance to The Villas, held its grand opening March 1, 2025,. It is currently the largest enclosed sea turtle hospital in the world. The City of South Padre held the groundbreaking ceremony for the new Marisol Boat Ramp on Oct. 1. The boat ramp is located next door to Longboards and Henrietta's on Laguna Blvd. just off Palm St., and will include 13 parking spaces for vehicles with trailers. It is anticipated to be completed before summer. The engineering group doing a study for the proposed Deep-Water Marina gave a preliminary environmental study overview at a public meeting, and early plans are for a 144 slip marina located between the KOA campground and the causeway, although it is multiple years away from funding. And the Wind and Water Park could finally become a reality after almost 7 years of working to get the location on the bay side north of The Shores permitted by the Corp of Engineers. This will be a great draw for more seasonal kiteboards to come to the island. Thursday (Nov. 6) Barbara attended the TxDot workshop for the 2<sup>nd</sup> causeway onto the island. It will be north of county beach access 5, currently there are two proposed locations for the causeway on the island side, and the 8.3 mile bridge will have 2 lanes each direction with wide shoulders on each side of the bridge to allow for emergency vehicles and traffic control during emergencies. It will cross the Laguna Madre and end up just south of the town of Bayview. The time line is 12-13 years to completion.

There are three new restaurants that have opened on the island: Captain's Cove Oyster Bar is in the old Parrot Eyes location and is the third restaurant in the Yummie's family; Henrietta's is a high end restaurant located next door to Longboards on Laguna and is the third restaurant in the Meatball family; and Isla Bali is a new breakfast/lunch restaurant in the old Burger Fi and is part of the Juice Us family of restaurants out of Brownsville. She encouraged everyone to check out these new restaurants when you are in town.

4. Financials – Ruben Solis and Pat Marchan

Our fiscal year is July 1 - June 30. Pat and Ruben presented the 2024-2025 fiscal year financial report review. The tennis court was resurfaced a year ago October and that cost was a little higher than budgeted because of some much needed fence repairs around the tennis court. The annual palm tree trimming was about 3% higher this year; we used a different company that could produce adequate liability insurance paperwork as the one for previous years did not have paperwork to show renewal of a policy. We had to replace the hot tub heater when it failed and could not be repaired and that was also an unexpected cost not in the budget. When repairs were made late summer 2024 to the vehicle exit gate a battery back-up was installed so the gate will operate even in the event of a power outage. As a result, the past fiscal year was \$8,300 over budget.

The 2025-2026 fiscal year budget was also discussed. There was a 10% increase in HOA dues effective July 1, 2025, and Pat noted that Las Villas pays a beach access fee to use our boardwalk, and their access fee is increased by the same percentage any time there is a dues increase. We expect about a \$12,000 increase in rental packet income as rentals have been strong over the summer. There was no increase in contract security, and the HOA insurance policy premiums (property, windstorm, flood, liability) are about the same as last year. There are no anticipated major maintenance items and the budget is strong due to the diligence our bookkeeper is making to collect past due HOA fees and late fee fines. Details were listed in the distributed financial handouts.

5 Landscaping and Maintenance Update – Juan DeAnda and Pat Marchan

Juan discussed the sprinkler system on the community property. At his request TK Lawn Care did a maintenance check of the sprinklers/irrigation system and found several broken lines and malfunctioning valves. In addition, the sprinklers were running 3-4 days a week and TK also reset the controls to only water the two days a week allowed under current Laguna Madre Water District restrictions. We hope that this will result in a decrease in water costs. Also, the boardwalk platform (where the small hose is) had sagged due to deterioration of the support post and bolts, and repairs included replacing the rotten support and replacing many boards on the boardwalk as a result of the sagging. Total cost of repairs was about \$750.

6 Neighborhood Walk Through Update – Dabney Helms

The walk through pertains to keeping the neighborhood aesthetically pleasing. Dabney looks at what needs to be updated to keep the neighborhood beautiful and in compliance with our governing documents. She reported that our neighborhood is looking good. She highlighted the need for each property to have visible address numbers for security and medical emergencies. Enforcement of this item was discussed.

7 Open Discussion on Setting a Permanent Annual Meeting Date – All

Barbara Hays recommended that the Annual Owners Meeting should have a permanent date so that all owners will always know when the Annual Meeting will be held. She said there would be no restrictions on when the date would be during this discussion, but rather getting input from owners on what would be the best date/month/time of year to get more owner attendance. Owner Troy Wright opened the discussion with the suggestion that the meeting always be held before the fiscal year budget is set, so owners can have input to the budget. With a fiscal year of July 1 – June 30, this would put the annual meeting before the end of June. A couple of the owners with rental property suggested having the meeting during the off-season for rentals so they would be able to attend and stay in their homes and not be losing rental income. One owner indicated he typically returns back to his summer home in early April, and one owner said he is here only in April and October to check on his

rental properties. The rest of the owners who participated in the discussion were in agreement that the meeting should be held before the budget is set, which is typically at the late May/early June HOA Board Meeting. They also asked that the meeting be held on a Saturday as that was most convenient for attendance. The board will take all the comments into consideration, and after also looking at when large contracts (security, insurance, etc) are bid and will set a permanent meeting date.

8 Pool Heating Dates for Winter Months – Barbara Hays

Thanksgiving dates will be November 22-30

Christmas dates will be December 22, 2025 - January 3, 2026

Easter is not scheduled for heat because of late date (April 20), but will be re-evaluated in April depending on the weather.

Gerry discussed the lack of ability to keep the pool heated to a usable temperature if the air is too cold, and that the pool heater will be shut off temporarily if the ambient temperature remains below 60 degrees because of a cold front, and would then be turned back on when the pool heater can maintain a minimum water temperature of 84 degrees.

9 The meeting was adjourned by President Barbara Hays at 11:15 a.m.

Respectfully Submitted,

Barbara Hays  
President