

THE VILLAS OF SOUTH PADRE HOMEOWNERS ASSOCIATION
October 14, 2025 Board of Directors Meeting

The Board of Directors of The Villas of South Padre Homeowners Association (HOA) met on October 14, 2025. In attendance were Directors Barbara Hays, Gerald Geletzke, Juan DeAnda, Dabney Helms, Ruben Solis, and property manager Pat Marchan.

- 1) Board President Barbara Hays gave a quick update on the state of The Villas. There are currently three (3) homes for sale, two on Fountain Way, and one on Beach Dr. There have been no security incidents.
- 2) Pat Marchan reviewed the year-to-date fiscal year financials (July 1, 2025 – Sept. 30, 2025). We are well under budget due to a diligence by the bookkeeper to collect several past due fines and HOA fees. In addition, the rental packet fees income was up because of a larger volume of renters this summer.

Pat also reviewed the July 1, 2025 – June 30, 2026 fiscal year budget. A 10% dues increase went into effect July 1, 2025, resulting in an income increase of approximately \$32,000. The only other income streams include the Las Villas beach access fee, which also increases by the same percent of any HOA dues increase, resulting in another \$1,000 additional income. And anticipating a busier rental year this year than last year, the expected net rental packet fee income is \$26,775, which is about a \$12,500 increase from the previous fiscal year. Also, we do not anticipate any high dollar maintenance items this fiscal year, but are fiscally sound to handle any hiccups.

- 3) The Board discussed pay increases for Eddie (Garza) and Humberto (Trevino). Their last pay raise was December 2023, a 15% increase to bring them up to standards for their type of work in the area. This year the Board discussed and Dabney Helms made the motion to give each of them a \$0.75/hr pay increase (about a 5% raise) effective December 1, 2025, and was seconded by Gerry Geletzke. The motion passed 5-0.
- 4) At the May 21, 2025 Board Meeting the street parking hours were discussed. There has been some confusion with security about the street parking rules for owners (renters are not allowed to park in the street). The governing documents are ambiguous and the CCRs do not address what time owner cars must be moved off the streets. The Board had agreed to monitor street and contractor parking for the next couple of months and at this Board Meeting clarify street parking. After much discussion the Board felt that there should be no vehicles parked on the streets after midnight. Dabney Helms made a motion to not allow any vehicles parked on any street between 12 midnight and 6:00 a.m., and was seconded by Gerry Geletzke. The motion passed 5-0 and Pat Marchan will notify security of this set time.
- 5) There are several Villas owners with contractor business that have mentioned wanting to have the opportunity to bid on any of The Villas contracts. We reached out to our attorney to get a legal opinion on owners as contractors. There is nothing in the CCRs, nor in the Texas State Property Code that governs property owners associations, that prohibits an HOA from entering into contracts with an owner. The attorney did note that there could be risks, and made a written recommendation on how to assess an owners bid. The board discussed her legal opinion and felt that her recommendation of assessment did not just apply to any owner bid but to all contractor bids, and the Board went on record that this legal opinion and process will be how all contract bids and all bidders will be assessed before awarding any contract.

6) The Board discussed several miscellaneous issues:

a. People scraping tar off shoes/flip flops on the handrails of the boardwalk.

It would probably require multiple signs along the board walk to ask/remind people not to scrape their shoes on the railing, and the Board did not feel that was a realistic solution. Instead, we will look for some type of shoe scraper that can be placed at the bottom of the ramp where people can scrape their shoes during the beach tar season. If it is feasible we will consider purchasing and installing one or more.

b. A message board at the entry gate?

There have been a couple of instances this summer where we had a day's notice that either water or electricity would be turned off for maintenance by the respective utility companies. While Pat immediately sends out an e-mail, some owners still complained that they had not seen that notice, and we have no way to immediately notify any renters. A message board at both the entry and exit gates could also remind owners about any upcoming events. The board agreed to table this issue until a later meeting.

c. Pat informed us that two tall dead palms on the north side of Hacienda, one just past the Bayview intersection and one down the beach walkway, were removed and would not be replaced. He also said it was not economical to remove the stumps of those trees.

7) Barbara Hays reminded everyone that the annual meeting will be held on Saturday, Nov. 8, 2025. There will be an Owner Meet and Greet in the clubhouse at 6:00 pm Friday, Nov. 7, for any owners who are here for the meeting.

Respectfully,

Barbara Hays
HOA Board President