Date: August 8, 2025 at 5:00 pm

Place: 18 LBV, home of Bruce and Dorinda Ellingsworth

Agenda:

1. Call to Order
2. Owner Comments (Limit 5 minutes per comment)
3. Review and Approve July 2025 meeting minutes.
4. Committee Reports
   * Financial

* Additional attorney fee invoice from lawsuit filed by Mary and David Tidholm against LBV-HOA
  + Architectural Committee – Jody Resnik chair
  + Phase 2/Marea newly developing neighborhood across Lake from LBV
* Marea needs to remove our dead palm tree they took down at our entrance, wood pallets and junk on their property by LBV entrance
* Replace signage in “lake” between LBV and Marea for safety and preservation of bulkheads:

1. No Wake
2. Trolling Motor only
3. Shallow water/stay in Channel
4. Protected Grass Lands/keep off
5. No Trespassing (land signs).
   * LBV Lake/Marina - Supplement Lake and Marina Rules needed to protect the channel and maintain views for all owners, are complete
6. Current Business
   * General Maintenance
     1. Landscape Maintenance
     2. Sprinklers off – Stage 3 water restrictions continue. No irrigation of common areas
     3. Lot Mowing collections from owners for yearly fees – due May 1, 2025, report from Sylvia
     4. Trashcan and trash in canal of water between back street and Posey’s home etc. Robert Butler volunteered to remove buried trashcan.
     5. LBV Entrance Gate - researching new mechanical opening/closing operating equipment and companies to service/maintain gate

* Bob and Bruce getting bids
* Bruce will inquire with Marea who they will be using
* “Watchman Cellgate” info given to Bruce to contact Corpus rep, Cody of D&C Fence (361)5449. Board received quote several yrs ago
  + 1. Electrical: lights in entrance not always on at night. Have photo cells been replaced?

1. New Business

Dead trees, limbs and trash trees/sunflowers/weeds in drainage areas in common areas of neighborhood:

* Army Core of Engineers said we should clean up, do what we want, these are not designated wetlands on LBV privately owned property.
* Report from Bob – contacting Mark Callaway @Callaway Tree Service
* Report from Bruce – contacting Jeremy Schulte (361)230-1177 (recommendation by Jodi Resnik who has successfully used)
* Fire hazard per Fire Department.

1. Old Business
   * Update on ATTORNEY FEES paid out of homeowners’ assessment fees: (#41 La Buena Vida Drive) Mary and David Tidholm’s Lawsuit filed against LBV HOA:

Lawsuit settled at 2nd Mediation

* + Report from Sylvia

Palm Trees within City by the Sea that have overgrown DEAD palm leaves:

Bob coordinated trimming on land owned by John Dean. Trimming still needed palm tree owned by condos, Scott Henneke (President of Condos); and dead palm on abandoned lot inside City by Sea needs cut down (across from Bruce’s house)

* + Report from Bob Opem

Followup work needed of repair of bulkheads between LBV and #38 LBV. After bulkhead dirt/repair settled into ground, further work needed.

1. Executive Session
   * The directors may recess into Executive Session, including homeowner violations
2. Reconvene in Open Meeting to Consider and Act on Findings in Executive Session
3. Confirm Next Meeting
4. Adjourn

Please contact the LBV Board for further information: Sylvia Imhoff ([Simhoff@Imhofflaw.com](mailto:Simhoff@Imhofflaw.com))

Respectfully Submitted

Sylvia Imhoff