



**La Buena Vida
Homeowners Association Board of Directors**



**LBV PROPERTY OWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES**

Date: Saturday, April 25, 2026

Time: 2:30 PM

Place: Islands of Rockport- Clubhouse (1002 Fiji)

Board Members Present: Thomas McDaniel, Shari Butler, Kathy Tullis, James Creekmore, Treasurer

ACC Members Absent: Jody Resnik, Architectural Committee Chair
Robert Colmenares, Anthony Perez

Other Attendees: 12 Homeowners

1. Call to Order

The meeting was called to order at 2:30 PM.

The President called the meeting to order

The President asked everyone reviewed and approved the March minutes

Colleen Colmenares motioned, and Robert Butler seconded it.

2. Financial Report

- James Creekmore presented the financials:
- Auditor/CPA presentation covered compilation pack for March and walked the board through the balance sheet and income statement.
- Cash position: several bank accounts (one with \$120,000, another \$103,000), plus a \$200,000 CD that matures in ~45 days and accrues interest on a cash basis.
- Prepaid items and accruals explained: prepaid insurance amortized over policy term; monthly accruals for property taxes and maintenance fees for larger buildings.
- Performance: month-to-month revenues over expenses were +\$5,500 (March); cumulative four-month surplus +\$23,000; seasonal variability noted (mowing, maintenance projects).
- Next steps: shop CD/reinvestment options before maturity to manage FDIC coverage and interest opportunity; consider splitting funds to keep balances within \$250,000 insurance limits.



3. Architectural Review Committee (ARC)

- The Fantas' house is ongoing; the roof issue was pre-approved, and the architect committee approved an alternate approved roof (not the expected tile look).
- Several approved projects remain inactive (no progress in recent months) committee will continue to monitor and report status. Action taken: follow up on receipts and documentation for recent front-

4. Compliance & Backflow Preventers

- There were originally five backflow devices; currently, four are in place, and two have never been inspected and are out of compliance with the city.
- Two devices are completely bad and require backflow preventers to be installed; Mario volunteered to perform work and will coordinate fixes.
- Estimated costs: roughly \$900–\$1,000 per backflow preventer for installation; inspection fees about \$85 each (two inspections expected per unit in some cases → approx. \$340 per inspection cycle noted).
- Confirm Mario will install/repair the two broken backflow preventers, obtain receipts, schedule the required state inspections (target Monday for fixes), and set up yearly inspection cadence for compliance.

6. Landscaping & Entrance Concrete / Lighting

- Met with Doug to get an update on the front-entrance concrete/landscape scope, verify contract numbers and receipts (contract references \$240,000), and report back before the next meeting.
- Entrance landscape and lighting: transformer issues were fixed, restoring lighting (up lights, flower-bed lighting); some fixtures were intermittent or not working, and parts were ordered.
- Palm tree removal/replacement planned (replace one palm with three and expand flower bed); some up lights need relocation due to landscape changes.
- Landscaping contracting: two bids received to consolidate fertilization, pre-emergence, mowing, and related services — intention to award to one provider based on price and reliability (Mario and Coastal Scapes/Mario discussed as candidates).
- For a large entrance concrete project, initial contractor bid figures were discussed (approx. \$150,000 thrown out; contractor reported \$30k–\$35k remaining per latest discussion). The board will verify receipts and scope and may take portions in-house.



7. Gates, Keypads & Streetlights

- Streetlights are mostly fixed; one intermittent light across from unit 16 may be resolved once parts arrive on Monday.
- Gate keypad strategy: plan to share a newer keypad between two gates (one keypad controlling two operators, with intercom/phone/camera at the backyard) to reduce duplication and maintain function.
- Ongoing decision whether to share or replace keypads with newer models supporting needed features.

8. Turf, Zero-Scaping & CCR Policy

- Consensus to allow artificial turf with an amendment to CCR; current CCR disallows turf in front yards, but legal changes and House Bill 2269, plus recent case law around drought-resistant landscaping, mean HOAs cannot outright prohibit water-conserving options.
- Turf will remain subject to approval, with standards focused on realistic appearance and natural green tones; the board will draft approval nuances and add regulations in the approval process.
- Next steps: coordinate with Shari (legal/case-law review) and publish guidance to homeowners on acceptable turf options and application requirements.

9. Bank, CD & Cash Management

- Large, concentrated deposit noted: \$400,000 currently at a single bank, where FDIC insurance covers \$250,000 — exposure if bank failure occurs.
- Recommendation: when CD matures in 45 days, spread funds across banks (CDs/money market) to maintain full insurance coverage and balance liquidity vs. interest.
- Board to shop rates/options to maximize insured interest-bearing placements while retaining operational liquidity.

11. Communications & Newsletter

- Newsletter: no regular newsletter currently; volunteers stepped up.
- Coleene Colmenares volunteered to produce the newsletter (quarterly or as agreed), collect homeowner-supplied content (birthdays, events, photos), and include vetted local vendor suggestions.
- Board will publish new community updates (maintenance changes, turf policy summary, contractor status) in minutes/newsletter.



12. Mailbox / Post Office

- Alice Poulsen brought up that the Post Office key labels are illegible; several keys are warped, and some boxes are hard to access; it was suggested to talk to the postal carrier, who can mark numbers with a black Sharpie.
- Practical fix: residents/volunteers to mark mailbox keys or ask the carrier to label; if the postmaster/USPS does not remedy, escalate and request the postmaster follow-up.

13. Closing & Next Steps

- Monthly financials continue; the board gathers outstanding receipts and finalizes documentation for recent contractor work.
- Compliance items (backflow installations and inspections) prioritized to get the community back in good standing with the city
- Communication plan: publish updates and decisions in newsletter/minutes and solicit homeowner feedback on turf and community topics before finalizing policies.

14. Adjournment

- Meeting adjourned at 3:15 PM