



**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).
- Mario will be contracted for the work this year. We have also discussed the sunflowers that are emerging and he has already tending to it.
- 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 discussed sharing a newer keypad with Marea (one keypad controlling two operators, with intercom/phone/camera at the backyard) to reduce duplication and maintain function. Doug is getting bids and will share those with us in the coming months. 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. Please email her any suggestions that you may have.



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