La Buena Vida
Homeowners Association Board of Directors

LBV PROPERTY OWNERS' ASSOCIATION, INC.
BOARD MEETING MINUTES Approval of Prior Minutes

Date: Saturday, August 8th, 2026 **Time:** 2:30 PM
Place: Islands of Rockport- Clubhouse (1002 Fiji)

Board Members Present: Thomas McDaniel, Shari Butler, Kathy Tullis
All directors
ARC Members Present : Robert Colmenares
Other Attendees: 15 Homeowners present

Call to Order

The President called the meeting to order at 2:30 PM. **Quorum**

A quorum was established. 3 of the 3 directors were present.

Approval of Prior Meeting Minutes

The President asked everyone to review the April minutes for any corrections. The minutes of the April board meeting were approved with no corrections.

Financial Report

Shari provided the financial report as James Creekmore, our accountant, was not able to attend. At the end of June **operating funds were: 118,532.93; savings 103,515.86 and CD 206,800.** There are 3 homeowners who are delinquent and they have been contacted directly. The Board agreed there is a need to open an account at another bank so that the POA's funds are FDIC insured. Shari will take the lead on doing this. James Creekmore is looking for a replacement for our former bookkeeper and will be doing it himself until such time.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

There was no formal report since there have been no submissions.

Sylvia requested a summary of architectural applications and approvals. Homeowners submit architectural applications, which Jody distributes to ARC members for review and comment. The committee generally attempts to return decisions within **one to two days**, when possible. Jody will continue coordinating submissions and provide brief summaries of approvals and denials for inclusion in Board meeting records.

GATE & KEYPAD REPLACEMENT

The Board discussed the condition of the existing gate keypad. The keypad is aging, and sticky keys have resulted in access difficulties. The Board agreed that replacement of the keypad is necessary.

Two replacement options were discussed by Thomas

Wright Automatic Gate Services

- **Option A – Cellular Keypad System:** Approximately **$4,500–$4,958**, with capacity for approximately 100 telephone users. The first year of cellular service is included, with an estimated recurring cellular subscription of approximately **$300 per year**. This system does not include video or voice capability.
- **Option B – Video/Voice System: Aproximately $7,665.** Provides video and voice capabilities but carries a substantially higher recurring service cost, estimated at approximately **$145 per month**, compared with the cellular-only system.

Additional access methods discussed included mobile/app access, telephone calling, E-Z Tag/toll-style access, fobs, and push-button entry. Emergency override capability and compatibility with first responders were also considered.

The Board also discussed consolidating responsibility for the entire gate system — including the motor, keypad, and painting the gate entrance with one qualified vendor to simplify future maintenance and accountability.

ACTION: Thomas will review the options and engage with Mathew Wright to identify which system best meets our homeowner's needs.

MAREA AGREEMENT, LANDSCAPING & SPRINKLER SYSTEM

The Board discussed funds associated with the **Marea entrance project**. The agreement between LBV and Marea was that Marea would spend a minimum of **$240,000** at our shared entrance to include a new sign and landscaping.The Board has received and reviewed from Doug all proposals/contracts and receipts since 2024. In 2024 and 2025 Doug spent $**184,424** leaving approximately $**55,576**. Documentation is available on the HOA website. The board will meet with Doug to discuss a few of the receipts that do not appear to be related to our shared entrance and/or work that was not performed.

ACTION: Thomas, Kathy and Shari to meet with Doug Moreland to review receipts.

Sylvia raised concerns regarding the condition of portions of the landscaping. Sylvia reported that approximately 90% of some recent plantings on the east side have died or have been overtaken by weeds. Concerns were also expressed regarding stressed or declining palm trees and irrigation requirements. The Board noted that the dead landscaping is due to the water restrictions in place at the time.

With the water restrictions lifted, the current irrigation program includes drip irrigation operating approximately three times per week for newly established plantings. HOA sprinkler restrictions limit overhead irrigation to every other week except for newly installed landscaping.

Mario and Coastal Escapes are currently involved in maintenance, replacement, and rehabilitation of landscaping areas. The Board will continue to review the quality of the work.

CANALS, TRASH & VEGETATION

The Board discussed recurring accumulations of floating vegetation, seasonal grass, and trash in the canals.

The Board noted that tides and winds contribute to the movement and accumulation of debris. **Under the governing DCCRs, individual lot owners are responsible for trash and grass accumulation immediately behind their respective properties.**

The HOA may arrange for trash or debris removal when necessary, particularly when accumulations are significant. Larger cleanup projects may require outside contractors.

LAKE, SIGNAGE & DOCK ISSUES

The Board reported signage for the lake and canal entrance is out for bid.

The current plan is to replace existing signs with a consistent design and add signage to vacant posts.

Sylvia requested the board put up No-wake signage at the entrance of the channel in front of her house because all of the boat traffic is causing damage to her bulkhead. The board let her know signs will be placed where they are allowed.

The Board reported that developer-built boat slips (called ramp docks in the agreement) are under construction. Marea will be paying the applicable dock fee of**$5,000 per slip**.

MEETINGS & COMMUNICATIONS

Sylvia asked the Board to return to regular monthly Board meetings. The Board stated that the homeowners voted in favor of **quarterly meetings**, and the Board will continue with that schedule.

The Board may schedule a special meeting if one is needed before the next quarterly meeting.

Colleen has completed a newsletter to distribute quarterly containing:

- Board contact information;
- Upcoming HOA events and activities;
- Resident polls and requests for input;
- A vendor/business highlight section.

Residents will be invited to recommend local vendors and businesses for inclusion. Please be sure to log in to the website for the newly designed newsletter created by one of our homeowners, Colleen Colmenares.

Sylvia asked the board to post the previous five years of meeting minutes to our website. **That request was denied**. Sylvia noted that certain historical records including meeting minutes from previous years were not posted based on legal advice they received. The Board denied her request.

NEXT MEETING

The next regular Board meeting is scheduled for:

November 14, 2026

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12. ADJOURNMENT

The meeting was adjourned at 3:42 pm.

Respectfully submitted,

Secretary, La Buena Vida Homeowners Association