



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



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

Date: Saturday, January 31, 2026

Time: 2:00 PM

Place: Islands of Rockport Clubhouse

Board Members Present: Thomas McDaniel, Shari Butler, Kathy Tullis

Board Members Absent: Susan Graham (Treasurer), Jody Resnik, Architectural Committee Chair

Other Attendees: Robert Colmenares and eight Homeowners

1. Call to Order

The meeting was called to order at 2:00 PM.

2. Financial Report

- Balance sheet ending December 31 reviewed.
- Total current assets: \$473,971.38
- Maintenance fees collected: 98.15% of budgeted revenues
- No significant unbudgeted expenditure
- One homeowner reimbursement under review; updates pending

3. Architectural Review Committee (ARC)

- One application (Jeff Campbell property) under review; feedback provided
- Temporary exemptions for palm trees and AstroTurf discussed
- Legal guidance to be sought regarding CCR amendments and policy changes

4. Turf & Palm Tree Policy

- Consensus supports allowing turf in place of restoring vegetation
- CCR amendment to remove turf ban under consideration; ARC approval may serve temporarily
- No objections recorded

5. Landscaping & Infrastructure



- Landscaping mostly complete; minor delays due to weather
- Lightning-damaged palm to be replaced with 3–4 sable palms under the current landscaping contract

6. Gate / Keypad System

- Existing system outdated and unreliable
- Replacement bids in progress with phone access and camera functionality
- One keypad may serve both entrances due to limited secondary entrance use
- Final decision pending bid review

7. Irrigation & Vendor Contracts

- Water usage is minimal and compliant with local regulations
- Consolidation of water meters and contract reviews underway

8. Paint Cleanup

- Paint spill traced to contractor; responsible crew accepted responsibility
- Cleanup to proceed with bead-blasting or high-pressure washing

9. Administrative Updates

- Insurance renewed
- Water meter transfers in progress; HOA listed as secondary account holder
- Bank account and email transitions underway
- Property Owner's Management Certificate to be published on HOA website

10. Retaining Wall

- Engineer and contractor confirm wall meets or exceeds design intent

11. Website & Communications

- Website updates for usability and accessibility
- Monthly financials posted online
- Community newsletter planned, monthly or bi-monthly



12. Meeting Schedule

- Board meetings to move to quarterly Saturdays
- Interim meetings to be held as necessary

13. Signage & Elections

- Political signage discussed per Texas Property Code
- Board to review CCRs and state law; guidance to homeowners forthcoming
- Signage to remain discreet and compliant

14. Adjournment

- Meeting adjourned at 4:15 PM
- Next Meeting: Saturday, May 2, 2026, at 2:30 PM