

# *Lake Olympia Civic Association*

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**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LAKE OLYMPIA CIVIC ASSOCIATION, INC. HELD ON NOVEMBER 20, 2014 AT 6:30 P.M.  
AT THE LAKE OLYMPIA CLUBHOUSE, 180 ISLAND BLVD, MISSOURI CITY,  
TEXAS 77459**

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## **DIRECTORS PRESENT**

Marie Moore  
Jonathan Winfiele  
Jim Gasper  
Rob Rector  
Andreas Matzakos  
Ram Garg

## **NOT PRESENT**

Adrienne Barker

## **IN ATTENDANCE**

Jennifer Meador represented the Managing Agent, FirstService Residential.  
Six homeowners were present.  
Missouri City Police, Lt. Russell Terry

## **HOMEOWNER /GUEST FORUM**

### **FBISD RE-ZONING**

Marie Moore stated last Tuesday, three of the Board members, Jon Winfiele, Adrienne Barker, and herself met with FBISD Superintendent, Dr. Dupre. Ms. Moore stated Dr. Dupre stated he drove the distance to the schools and saw what Lake Olympia Board was talking about. Marie Moore stated the district is trying to keep students from elementary to high school in the same groups. Jon Winfiele stated the academies are now resolved as the announcement was made the next day, that they will stay. Mr. Winfiele stated the leadership program polled the students on their feelings of changing schools. Mr. Winfiele stated the poll was of twenty-eight people, two kids from each school. Mr. Winfiele reported Dr. Dupre stated he would never recommend moving kids in high schools. Marie Moore stated 75 teachers will be handing out T-shirts to students to wear at the December 3<sup>rd</sup> meeting to show support. Ms. Moore stated someone should be at every meeting to re-enforce our vote and continue positive constructive pressure.

Andreas Matzakos stated the status on the petition showed 868 signatures. Mr. Matzakos stated the response showed 62% voted against the rezoning.

Andreas Matzakos stated he solicited the Board via email to discuss the 2015 Board Goals at the next meeting.

## **CALL TO ORDER**

Notice of the meeting having been given, and a quorum being present, the meeting was called to order at 7:00 p.m. The meeting was presided by the Board President, Marie Moore. The Managing Agent assisted in recording of the minutes.

## **ADOPTION OF AGENDA**

Upon a motion duly made by Jim Gasper and second by Jon Winfiele, the agenda was adopted.

## COMMITTEE REPORTS

### LAKE COMMITTEE

Gary Leist reported in two weeks a fish survey will be done. Mr. Leist stated the lake management company comes in and shocks the lake to verify the weight of the fish in the lake. Mr. Leist stated there are a lot of small fish in the lakes and one report of a twenty pound carp. Mr. Leist stated we may need to consider stocking the fish in the next year or two. Rob Rector asked when the last time we stocked the lakes. Marie Moore reported about ten years, we can budget for 2016. Mr. Leist stated on a non-sonar year is when we should stock the fish. Mr. Leist reported there is still an owner that has a gas powered boat on the lake. The managing agent stated a letter has been sent to the owner. Marie Moore stated to have a certified letter sent.

### ARCHITECTURAL CONTROL COMMITTEE

No Report.

### CRIME WATCH COMMITTEE

No Report.

### MISSOURI CITY POLICE

Lieutenant Russell Terry with the Missouri City Police department reported the crime stats for Lake Olympia which entailed two auto burglary, one on Plantation Woods and one on Mustang Crossing. Lt. Terry stated he had sent an email to the onsite manager providing details for Holiday burglary deterrents. Lt. Terry stated when homeowners go shopping from store to store, it is a good idea to drop off items at home, so that you are not leaving them in the vehicles. Lt. Terry stated having an alarm system deters burglars from entering your home. Marie Moore stated the flyer which was sent, will be placed in the Lake Olympia Newsletter. Lt. Terry stated solicitation is allowed if a permit and ID is provided. Larry Bell stated the Missouri City Police has an online service for owners on vacation and will provide a patrol of the home. Lt. Terry stated to make sure when applying online to verify that the request shows up on their website to ensure a patrol has been requested.

### LEGACY

No Report.

### TEXAS ACQUATIC

No Report.

### TOLL BROTHERS

No Report.

### MAVERICK ENGINEERING

Jatin Desai reported only one bid has been submitted and they are waiting on two more bids. Marie Moore asked if Maverick Engineering was comfortable with the bid received. Mr. Desai stated they are, but since it is a closed bid process they cannot disclose any information regarding the bid amount. Marie Moore stated she and Mr. Desai will attend the MUD #1 meeting on December 17<sup>th</sup> to see if they would assist in the funding of the bridge repair. Andreas Matzakos asked what the timeline is to complete the project. Jatin Desai stated four to six weeks. Jon Winfile asked if it was a lump sum turnkey. Jatin Desai stated yes, it is. Marie Moore asked Maverick Engineering to make sure the bid received would be valid through January 2015. Marie Moore stated if the rail fails on the bridge, it will increase the cost of repairs. Jatin Desai stated we should get more bids.

## DISPOSITION OF MINUTES

Upon a motion duly made by Jim Gasper, and seconded by Rob Rector the minutes of the Board meeting held on October 23, 2014 were approved.

### **REVIEW OF FINANCIAL REPORTS**

The Board reviewed, and accepted the October 31, 2014 Financial Report.

### **ADMINISTRATIVE**

#### **On-Site Manager Report:**

The Board reviewed the onsite manager report and denied Lake Olympia CA to sponsor the proposed Yahoo Group. The Board agreed to allow the owner requesting a boot camp to hold them at the pavilion as long as they would not solicit the owners attending. The Board requested information as to how long the owner would commit to the event.

#### **Community Manager Report:**

The Board reviewed the Community Manager Report. The managing agent reported SuperTech is painting the main monument, the Ft. Bend entry monument, and the Jade Island guard house. The managing agent stated Cleaning on Us is in the process of painting the small entry monuments and has four left. Marie Moore requested that they also paint the marquee monuments.

### **CURRENT PROPOSALS**

#### **Marina Pool Room repairs**

The Board reviewed the three bids and requested the managing agent to have Cleaning on Us review their bid to reduce it. Upon a duly motion made by Jon Winfile and seconded by Rob Rector the Board approved the proposal from Cleaning on Us with the contingency that the cost is lowered to around \$15,000.00 for both pool rooms.

#### **Kenwick Pool Room Repair**

The Board reviewed the three bids and requested the managing agent to have Cleaning on Us review their bid to reduce it. Upon a duly motion made by Jon Winfile and seconded by Rob Rector the Board approved the proposal from Cleaning on Us with the contingency that the cost is lowered to around \$15,000.00 for both pool rooms.

#### **Marina Pool Fence Repair**

The Board reviewed the three bids for the pool fence repair. The managing agent stated the bid from Fierro Group was a sign unseen proposal and that the representative would be going to see the fence at the end of this week. Upon a motion duly made by Jim Gasper and seconded by Jon Winfile, the Board approved the managing agent to have the vendor with the lowest proposal repair the fence at the Marina Pool.

### **BUILDER REPORTS AND LISTING**

The managing agent provided a builder listing for review. There were no new builders for consideration. The Board reviewed the builder list.

### **REVIEW ACTION ITEMS**

The managing agent submitted the to-do list for review. The Board reviewed the to-do list.

### **ADDITIONAL ITEMS**

The Board requested the managing agent to acquire three bids for the A/C repair.

The Board requested the managing agent to acquire three bids for the Kenwick pool slide.

The Board requested the managing agent to acquire three bids for the Swan Isle cul-de-sac flooding repair.

The Board requested the managing agent to send notice to Sears & Bennett, that Lake Olympia would be passing on the payment of the MUD taxes due from the past developer, and the MUD would be deeded the ownership of the property.

**EXECUTIVE SESSION**

The Board reviewed the status reports from Sears & Bennett.

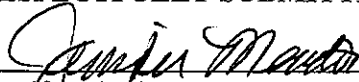
**SCHEDULE NEXT MEETING**

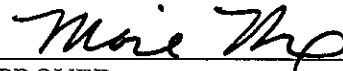
The next regular monthly Board meeting is January 22, 2014 at 6:30 p.m.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:45 p.m.

**RESPECTFULLY SUBMITTED:**

  
\_\_\_\_\_  
Jennifer Meador  
RECORDING SECRETARY

  
\_\_\_\_\_  
APPROVED

1-22-15  
DATE APPROVED