

# Old Braeswood Property Owners Association Spring Membership Meeting

May 13, 2021

## AGENDA

Via Zoom

1. Call to Order & Introductions *Samia Khalil*
  
2. Presentation by Peter Hotez MD, PhD, FATMH, FAAP  

*"Covid 19 Vaccines: Science Versus Anti-Science"*
  
3. Determination of Quorum for Neighborhood Business *Samia Khalil*
  
4. Office of Houston City Council Member *Abbie Kamin, District C* *Julie Retta, COS*
  
5. Treasurer's Report *Mike Kelley*
  
6. Minutes of the November 2020 Annual Meeting *Erica Hittner*
  
7. Neighbor Forum
  
8. Adjournment

**OBPOA Treasurer’s Report – End of April YTD Report (for General meeting 5/13/21)**

In summary for 2020, OBPOA ended the year with total account balances of \$76,169.29. The Operating Account ended balance was \$39,294.89. Total deposits were \$139,488.52 with total expenses of \$119,914.86, resulting in a net cash inflow of \$19,573.66. However, from a budget perspective, that equated to a \$10,920.15 increase after the December SEAL (Patrol) payment, which was made in January. Of note: deposits in 2020 for patrol did cover the amount for increased hours.

For 2021, we are tracking the budgeted forecast and will make adjustments as necessary. Currently, patrol hours have been reduced to compensate for the planned hourly rate increase from \$28/hr to \$32/hr. We are monitoring subscriptions for patrol to determine if additional hours can be authorized.

YTD end April 2021

Operating Acct Beginning Balance - January 1	\$ 39,294.89
Deposits	\$ 97,971.96
Total inflow	\$ 97,971.96
SEAL Security Solution	\$ 27,999.95
OBPOA Manager	\$ 5,000.00
Manager's Expenses	\$ 0.00
POA Member Reimbursements	\$ 450.89
Insurance	\$ 2,603.00
Printing	\$ 385.55
Cypress Creek Mosquito	\$ 0.00
Architectural Review	\$ 3,937.50
Accounting Services	\$ 0.00
Legal Services	\$ 0.00
University Place Association	\$ 0.00
Other items	\$ 985.20
Total Operating Expenses	\$ 41,362.09
Net Cash Inflow/(Outflow)	\$ 56,609.87
Acct-6276 (Checking) Operating	\$ 95,904.76
Acct-1721 (Savings) Book	\$ 3,857.48
Acct-0679 (Money Mkt) Deed Rest	\$ 33,018.10
Total OBPOA w/o PARK	\$ 132,780.34

The totals above were on track with budgeted amounts.

# Old Braeswood Property Owners Association

## Minutes of Annual Membership Meeting

November 17, 2020

Location: 2350 Underwood Blvd. and virtually on Zoom Platform

1. **Call to Order and Determination of Quorum:** President Julie Cohn called the meeting to order at 7:00 p.m. and determined that a quorum of members was represented in person and by proxy. She then provided an overview of the meeting and welcomed attendees.
2. **Authorization of electronic annual meeting** – A motion to authorize an electronic annual meeting passed.
3. **Old Braeswood Patrol/S.E.A.L. Security LLC (“S.E.A.L.”)** – Dee Murray described the duties of Erica Rocha, S.E.A.L.’s chief officer responsible for scheduling. She noted that neighbors could call Ms. Rocha 24 hours a day even if S.E.A.L. was currently not on duty in the neighborhood. Ms. Murray provided information on the reporting process indicating that Ms. Cohn routinely received reports from S.E.A.L. that included statistics for the neighborhood. Ms. Rocha later joined the meeting and provided a S.E.A.L. update as indicated below.
4. **Minutes of the June 17, 2020 Members Meeting** were approved as presented.
5. **Treasurer’s Report** - Mike Kelly reviewed a report on Income and Expenses in the Old Braeswood POA Operating Account as of November 15, 2020 including deposits of \$137,030.22, total operating expenses of \$103,780.08 and net cash of approximately \$33,000. He noted that current patrol funds would cover the budgeted amount for such costs at the current 56 hours per week coverage rate for the remainder of the year. Mr. Kelly expressed appreciation for the block captains who had assisted in obtaining additional patrol subscriptions. He then discussed additional anticipated expenses to be incurred before the end of the year. A motion to accept the Treasurer’s Report passed.
6. **President’s Report** –
  - a. **Acknowledgements** - Ms. Cohn thanked everyone on the Executive Committee and other committees for their service during the year. In addition, she acknowledged the success of the Preservation Committee’s recent home tour. Ms. Cohn then thanked Joanne Brodsky for hosting the recent election at her home. Lastly, she thanked Evalyn Krudy for her efforts in managing the association.
  - b. **Budget** – Ms. Cohn reviewed the 2020 budget noting that revenue had exceeded expectations and some expenses had been less than expected leaving a year-end balance of approximately \$30,000. She then discussed a recent planning meeting for the 2021 budget and reported that since fees had been raised for members for the last two years, both dues (\$150 minimum) and S.E.A.L. patrol subscriptions (\$400 per household) would remain the same in 2021. Ms. Cohn reported that 201 members had paid dues in 2020 which was the most since 2016. Next, she reviewed proposed revenue and expenditures for 2021 with S.E.A.L. patrol costs being the largest expense. She noted that the Executive Committee would vote on the proposed 2021 budget in January. Members then discussed the patrol expense and possible patrol provider alternatives to S.E.A.L. Finally, Ms. Cohn reported that while the Executive Committee had agreed in January of 2020 to reconsider mandatory versus voluntary dues, due to Covid-19, it had not been appropriate to discuss the matter in one on one meetings with neighbors.

7. **Committee Reports –**

- a. **Architectural Review Committee (“ARC”)** - Paul Sanders provided a report on the ARC including the number of houses under construction and being remodeled, lots cleared, houses and lots for sale and the number of houses for rent. He noted that it had been a slow year with two new construction projects being stalled.
- b. **Block Captains** – Christine Manca thanked participating block captains for being neighborhood liaisons. She reported that block captains had assisted with increasing patrol subscriptions and had been available to assist neighbors needing assistance.
- c. **Enforcement** – John Eldridge reported on commercial and political signage and dumpster and porta potty placement violations. He noted that the committee was trying to ensure that neighborhood deed restrictions were being followed.
- d. **Flood Control** – Len Teich reported on one of the flood control alternatives being explored by the Army Corp of Engineers (ACOE) that would divert water from Buffalo Bayou to the Braes Bayou. He noted that the ACOE had been conducting a study and an interim report had been issued which removed the alternative of diverting water to Brays Bayou from consideration. He then talked about other alternatives being explored by the ACOE including a tunnel under the downtown area.
- e. **Newsletter**- Susan Teich reported that more advertising funding was needed to be able to offset costs of the newsletter. Ms. Cohn reported that approximately \$500 was needed to print and mail each issue. Ms. Teich requested that if anyone had any ideas for an article, they should email her.
- f. **Preservation** – Joe Manca reported that the Preservation Committee was focusing on having an historic district created for the whole neighborhood or alternatively having smaller historic districts created. He also thanked the hosts and hostesses involved in the recent home tour and Christine Manca, who had provided a great deal of assistance and dedication to make the event successful.
- g. **Meetings & Directory**- Sally Miller reported that due to Covid-19, the preparation of a new neighborhood directory has been postponed. She asked that neighbors frequent the businesses that had purchased advertising in the current directory. Ms. Miller had also acquired donations for possible door prizes for attendees at the meeting.
- h. **S.E.A.L. Report** – Erica Rocha reviewed year to date numbers of security incidents for the neighborhood. She noted that overall incident numbers were low compared to other neighborhoods.
- i. **Social Events** - Krista Heidersbach reported on the Social Sundays that were being held from 7:00 to 8:00 p.m. during the summer and that spring and fall events had to be postponed due to the pandemic. She expressed her hope that all would return to normal in 2021..

8. **Annual Elections** – The Chair of the Nominating Committee, Jean Boisaubin, presented the following proposed 2020-2021 Executive Committee slate:

President	Samia Khalil
Vice President (a)	Ann Garnett
Vice President (b)	Paul Sanders
Vice President (c)	Fred Steves
Secretary	Erica Hittner
Treasurer	Mike Kelly
At Large	John Eldridge
At Large	Jean Boisaubin
Past President	Julie Cohn

Ms. Cohn requested nominations for the Executive Committee from the floor. Neighborhood member Daniel Parker requested information regarding how the Nominating Committee worked.

Ms. Cohn explained the process and also discussed issues with deadlines that had arisen during the nomination process. Mr. Parker then nominated Craig Baudier to an At-Large position. Neighbor members and Executive Committee members discussed the evening's election process. Member George Hittner nominated Daniel Parker to an At-Large position. Mr. Baudier accepted his nomination, but Mr. Parker did not accept his nomination. Mr. Parker reported that he wanted to serve on a committee first before serving on the Executive Committee. Mr. Baudier also decided to first serve on a committee and subsequently turned down his nomination. A motion was proposed and seconded and the original proposed slate was then accepted for a vote. Ms. Cohn asked everyone to vote either yea or nay for the proposed slate using the chat function. Neighbor members voted and unanimously approved the proposed slate of officers.

9. **Other Business** –Incoming President, Samia Khalil, thanked everyone for their trust and support and also thanked Dr. Cohn for being a wonderful leader and hard worker. In addition, Dr. Khalil also thanked committee chairs, officers, new members and Evalyn. She indicated that she will email volunteer sheet to the neighbors to sign for different committees. She then had a gift of appreciation delivered to Dr. Cohn at her residence for her service. Ms. Miller announced that the five items that had been donated for the meeting would be available for bid and the funds would go towards the printing of the next Newsletter.
10. **Adjournment** - Ms. Cohn thanked all outgoing and incoming officers. There being no further business, Ms. Cohn accepted a motion to adjourn the meeting.

## **OBPOA Committee Reports**

**5/13/2021**

### **Block Captains** – submitted by Christine Manca

Two new volunteers will be serving as Block Captains: Lois Garcia (2400/2500 Maroneal) and Garrett Walsh (Braeswood Court). Welcome, and many thanks!

This past year the Block Captains have encouraged participation in the Old Braeswood POA activities, membership dues, and patrol subscriptions. They have been instrumental in keeping the lines of communication open in our neighborhood during these challenging months. I am grateful for all they do for Old Braeswood.

### **Architectural Review** - submitted by Paul Sanders

There are no new houses under construction. The ARC has approved the plans for a new house not yet under construction and have two new house plans pending. There are seven house remodeling projects under construction. Five houses and two lots are For Sale.

### **Enforcement** – submitted by John Eldridge

Enforcement activity has been generally routine and low-profile of late. We have instances of signage problems, overgrown lots, portable toilets by the street, etc. that we address via communication to the homeowner. We get involved with certain questions on deed restrictions—interpretation about setbacks, building materials, height restrictions and the like. That latter category of work increases with more renovation and new construction projects. Enforcement supports ARC on those. We watch for encroachment by commercial activity on our border streets.

### **Newsletter** - submitted by Susan Teich

The newsletter is succeeding in its goal of becoming self-supporting with paid advertisements and continues to be published and mailed to all residents on a quarterly basis. Suggestions for content are welcome. New ads are welcome! (Just contact [info@oldbraeswood.com](mailto:info@oldbraeswood.com).)

### **Social** – submitted by Krista Heidersbach

The Social Committee reports a great turnout at the ice cream social held on April 25<sup>th</sup>. We look forward to a potential Neighbor's Night Out in the fall, CDC permitting. Sunday Social Distancing Hour has resumed on the last Sunday of the month from 5:00 to 7:00 p.m.



## OLD BRAESWOOD



## SUMMARY

April 2021

TX PBS #C15942

## Prepared for the Old Braeswood POA

### About Incident Reports

The report is a month-long summary of notable incidents as reported in the officers' daily reports. During an officer's patrol, he or she will do many things that aren't recorded, including but not limited to showing a presence to proactively ward off unwanted activity, speaking with residents about problems and concerns, and checking out suspicious vehicles, people, and activities.

Additionally, the S.E.A.L. Security Dispatch Center may receive calls concerning dangerous or potentially threatening situations, activity, and observations of incidents that occurred in the area. All calls have been recorded to provide the Old Braeswood POA that could impact operations and reputation.

### About S.E.A.L. Security Solutions LLC

S.E.A.L. Security is a privately owned security company with offices in Houston, San Antonio and Corpus Christi. S.E.A.L. Security has been contracted to safeguard your community and to be on call during high-risk situations. All S.E.A.L. Security officers are armed and utilize marked vehicles to conduct patrols and maintain a proactive position to secure your community.

S.E.A.L. Security's expanded canine (K9) division may include foot patrol in your community. In addition to patrol services, some K9s are trained in drug and explosive detection. S.E.A.L. Security's specially trained experts and their K9 partners can be one of the most effective security tools to deter and prevent crime. In the interest of safety, it is asked that clients and residents do not approach the K9s or attempt to pet them. Everyone's assistance is greatly appreciated.

### Disclaimer

The information contained in this report is based on the information at the time of reporting, from sources believed to be reliable, and is true to the best of S.E.A.L.'s knowledge. S.E.A.L. provides the Board information in the report for the Board's sole use and purpose in its management and execution of its authorized duties. S.E.A.L. does not intend that the information contained in this report be disclosed to, relied on, or otherwise used by, anyone other than those authorized to receive such information. The information and the reports may contain personal, private, or otherwise identifying information and may compromise the safety and security of others. As such, the publication, dissemination, or disclosure of the report or information therein of any kind to anyone not authorized to receive such information shall be at the sole risk and liability of the Board, its members, and those authorized to receive such information, and each shall hold S.E.A.L. harmless and indemnify S.E.A.L. for any and all liability arising from any publication or disclosure.





## 2021 SUMMARY PAGE

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Alarm	0	2	2	1									5
Animal	0	0	0	0									0
Arrest	0	0	0	0									0
Assault	0	0	0	0									0
Assistance	1	0	2	0									3
Burglary of Habitation	0	0	0	0									0
Burglary of MV	0	0	0	0									0
CTW	0	0	0	0									0
Damage/Defacement	0	0	0	1									1
Dispute	0	0	0	0									0
Disturbance/Noise	0	1	0	0									1
EMS/FD/PD	0	1	0	0									1
Information	0	2	1	0									3
Robbery	0	0	0	0									0
Solicitor	0	0	0	0									0
Suspicious Activity	5	1	0	0									6
Suspicious Person	1	2	1	1									5
Suspicious Vehicle	0	0	0	0									0
Theft	4	0	0	0									4
Vacation Watch	4	1	7	4									16
Vehicle Collision	0	0	0	0									0

### S.E.A.L. Security Hotline – 713.979.2388

Please call the S.E.A.L. Security Hotline to report suspicious activity or anything that seems out of place.

**Corpus Christi**  
4908 Up River Rd.  
Corpus Christi, TX 78407  
**361.336.0077**  
TX PSB C15942B



**Houston - HQ**  
1525 Blalock Rd.  
Houston, TX 77080  
**713.979.2388**  
TX PSB C15942



**San Antonio**  
1805 Old Perrin Beitel Rd.  
San Antonio, TX 78214  
**713.489.2744**  
TX PSB C15942A

# VACATION WATCH FORM

PLEASE PRINT OR TYPE ALL INFORMATION

ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

START DATE: \_\_\_\_\_

END DATE: \_\_\_\_\_

**VEHICLES:**

COLOR	YEAR	MAKE/MODEL	LICENSE NO.	LOCATION: CIRCLE ONE
				GARAGE/DRIVEWAY/STREET
				GARAGE/DRIVEWAY/STREET
				GARAGE/DRIVEWAY/STREET

**LIGHTS LEFT ON:** YES NO      **LIGHTS ON TIMERS:** YES NO

IF LIGHTS ARE LEFT ON TIMERS GIVE ROOM LOCATION:

\_\_\_\_\_

**ALARM:** YES NO      **PETS:** YES NO      **IF YES, LOCATION:**

\_\_\_\_\_

**VISITORS:**

NAME	ADDRESS	TELEPHONE NUMBERS: HOME/WORK

**IN CASE OF EMERGENCY PLEASE CONTACT:**

NAME	ADDRESS	TELEPHONE NUMBERS: HOME/WORK

**COMMENTS:**

\_\_\_\_\_

PLEASE COMPLETE VACATION WATCH FORMS AT LEAST **7 DAYS BEFORE YOUR DEPARTURE** and SEND TO:

- **EMAIL:** VACATIONWATCH@SEALSECURITY.COM
- **OFFICER PICK UP:** 713-422-2770
- **FAX:** 800-281-1044
- **MAIL:** S.E.A.L. SECURITY SOLUTIONS, LLC, 1525 BLALOCK ROAD, HOUSTON, TX 77080-1318



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