

AGENDA

The Wharf at Clear Lake Slip Maintenance Association continues to be excited for our new website! Visit Wsma-cl.com for updated information, resources, and easy access to marina services. Please explore the site and provide feedback to the Board. Recent updates include a maintenance alert for the pumpout station (down for repairs, final fixes targeted by mid-March 2026). New Owner Packet, Bylaws, parking permit forms, classifieds for slip rentals/sales, and vessel inspection requirements are available.

PLEASE TAKE NOTE FUTURE MEETING INVITES WILL BE ANNOUNCED ON THE WSMA WEBSITE:

<https://wsma-cl.com/#board>

Upcoming Public Auction – Community Notice

The Wharf at Clear Lake Slip Maintenance Association obtained a court judgment against Birdfox, LLC to recover unpaid assessments, electricity charges, attorney fees, court costs, and related amounts (totaling approximately \$14,394.80 as the estimated minimum bid, including costs of suit and sale).

As a result, two boat slips owned by Birdfox, LLC and previously owned by Eric Springstun will be sold at public auction to satisfy the judgment:

- Slip 1, Dock 11
- Slip 10, Dock 22

Auction Details:

- **Date & Time:** Tuesday, April 7, 2026, at 10:00 a.m.
- **Location:** Galveston County Courthouse, 722 21st Street, Galveston, Texas 77550
- **Conducted by:** Blake Patton, Constable, Galveston County Precinct 1
- **Terms:** Cashier's check only.
- **Minimum Bid:** All costs of suit and sale (estimated at \$14,394.80)

The association takes this action as a last resort to protect the integrity of our community and ensure all members pay their fair share of costs. Every opportunity is offered to those in arrearage to pay before legal action is initiated. We encourage all slip owners and community members to stay informed about association dues and obligations to help maintain our marina and common areas and find it extremely unfortunate when some choose to use every means possible to attempt to evade that responsibility which inevitably results in high legal fees and foreclosure.

MEETING DETAILS

**March 26, 2026 @ 7:00 P.M. Wharf at Clear Lake Slip Maintenance Association, Inc. 793
Davis Road, League City, TX 77573, 281-678-5372 Board of Directors Monthly Meeting
Agenda VIA ZOOM**

The Wharf Marina - Clear Lake is inviting you to a scheduled Zoom meeting.

Topic: Monthly Meeting

Time: Mar 26, 2026 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87574278808>

Meeting ID: 875 7427 8808

Passcode: 622811

Join instructions

https://us06web.zoom.us/join/87574278808?signature=b1Dg-R3Z0nb3MvTpvXlG6v2C_RB7ouVx_NcvrAud-oY

The Board may announce decisions to take enforcement actions, including the initiation of foreclosure actions and/or the levying of fines, during the meeting.

Call Meeting to Order: After business, we may take 3-minute questions.

1. **Board Attendees Verified**
2. **Approve the Meeting Minutes:** Approve the meeting minutes from the February 23, 2026, Board meeting.
3. **President's Report** (including follow-up on website launch and feedback received)
4. **Treasurer's Report** (including updates on accounts receivable, collections, automated reminders, and any proceeds or impacts from recent/ongoing slip auctions)

Unfinished Business:

- a. Parking issues (including condo spots, towing company contract delays in performance, general parking situation, license plate registration form progress – update on registrations received and sticker distribution)
- c. Deck board replacement
- d. Uncollected assessments (including 91+ days past due accounts, letters sent, collection actions authorized, and follow-up on specific cases like Patrick Childers' estate)
- e. Fire marshal compliance (including Fire Marshal letter)
- i. Boardwalk / 13-1 repairs (including contractor outreach for slips 13.5, 1217, 1218 – status on bids solicited via Craigslist/Facebook using one-page PDF with photos/requirements)

- j. Insurance checks on owners (update on submissions received)
- k. Billing issues (including previous glitches such as incorrect charges e.g. over \$200, and reports of widespread issues)
- l. Procedure for shutting power by a board member due to hazard or other legally justifiable issue (follow-up on electrical procedures/policy review)
- m. Dirty boats - list of them and status of remedial letters sent / dropdown remedial letters
- n. Stuff in the dumpster must be cut up or the trash will not be picked up
- r. Birdfox slip sales / auctions (including court judgment details, public auction notice for Slip 1 Dock 11 and Slip 10 Dock 22 on April 7, 2026, minimum bid estimate, and community notification status)
- s. Slip auctions update (including April 7th auction announcement, constable postings, proceeds expected for legal costs recovery, and any community notifications sent)
- t. Request for proof of boat insurance sent out – status update
- u. Request for owners and their renters to report their vehicle license plates if using the marina lot – status update
- v. Boat inspections (follow-up on scheduling, e.g., for new owners like Mr. Edmonds, and proof of ownership/registration)

5. New Business:

- a. Review of feedback received on the new website (Wsma-cl.com) and any enhancements needed
- b. Pumpout station repair status and any related maintenance alerts
- c. Spring/summer marina preparations, deferred maintenance priorities, and facility cleanup progress
- d. Classifieds section review (slip rentals/sales listings on website)
- e. Discussion of proposed "Resources" page on the website (to replace or supplement the current "Documents" page) – consider including non-endorsed suggestions for local service providers useful to slip owners, such as mechanics, boat detailers, boat wash services, pier repair handymen, and similar vendors
- f. Sailboat at the end of Dock 16 – update and next steps for removal of unauthorized vessel

- No inspection performed; emails sent to remove from slip and from marina; League City Police Department (LCPD) notified and involved
- Reminder: “The following must be completed, submitted to the marina manager and approved prior to entry into the marina.” – requirements not fulfilled
- Proposed actions: Post notice of violation on the vessel ASAP; discuss and potentially make a motion to vote on hiring a tow company to remove the vessel at owner’s expense
g. Any additional items submitted by owners or board members (e.g., complaints, operational suggestions)

Adjournment

Executive Session