

BBPOA Board Meeting 7-12-13

Meeting came to order @2:00pm.

Board Members present:

Lyndal Remmert – President

Tom Berkenkotter – Vice-President

Julita Freed – Board Member

Jeanette Morris – Treasurer

Deedy Studer – Secretary

Guest Speaker – Roger Horan

Old Business:

Bulkheads: Roger Horan gave report. Old Contractor was let go. A new Contractor was hired, Bruce Spears from Port Aransas. His plan to repair bulkheads is \$35 more/sheet and a total of \$16,800 per 60 foot lot.

Discussion on entrance to canal from barge canal and using water spray to decrease grass from entering canals in neighborhood was discussed. Offset of entrance pilings is more efficient than water spray was the conclusion.

First lots to be repaired are 206,208,210 Lands End and the bay entrance since they are the most damaged. There are currently 12 lots with issues. Cap costs are \$70/foot.

Roger Horan summarized a 5 year plan.

- 1) Caps are to be repaired as needed at \$70/foot. Bulkheads will be repaired in order of necessity beginning with 206,208, 210 Lands End.
- 2) Canal entrance to gulf is to be assessed for cost by new contractor on 7-16-13 and will give us better idea of dollar amount needed. Additional assessment cost needed for five years will be determined at that time.
- 3) A map of the neighborhood needed and committee will assess need for cap repair on each lot.

Roger Horan completed his report at 2:48pm.

Treasurer Jeanette Morris reported that only ½ of the annual assessment goes to bulkhead repair and there are 120 plus homes in the neighborhood. The total annual budget is \$40,590. The \$330 assessment fee covers \$110 to bulkheads and \$220 to operating expenses. Operating costs include lawn maintenance, insurance, and legal fees.

Water testing was discussed and has been done in the past, but is not cost effective or accurate.

Tom Berkenkotter gave report on the Rockport sewer progress. He has requested a survey from Urban Engineering. The cost is \$2500 for the survey. A plat is needed for neighborhood and results should be completed by 7-2—13.

Guidelines for rentals were received and reviewed from the Rental Committee. The Committee guidelines are very thorough and approved with two additions. A cut-off time of 11:00pm for noise, and to contact any Board member for questions or concerns were added. The letter for guidelines will be mailed to each homeowner.

When new homeowners move in, it was asked who gets names and gives Welcome Packets. Secretary Deed Studer does at this time. It is difficult to get names of new owners. Michelle from the CPA office was instructed by outgoing secretary to continue to notify Board of new owners but has done so sporadically. She will be contacted by Jeanette Morris.

Meeting adjourned at 3:35pm.

Respectfully submitted,

Deedy Studer

Secretary