

UNOFFICIAL COPY UNTIL APPROVED AT ANNUAL MEETING 2019

BBPOA Annual Meeting 2-10-2018

CALL TO ORDER – 1:00 pm

Tom Berkenkotter, interim President of the Bahia Bay Board, called the meeting to order. We had no guest speakers this year. The Board introduced themselves; the new Homeowners stood and introduced themselves, followed by each Homeowners introduction. Sixty-two Homeowners attended the meeting.

Approval of Minutes of Annual Meeting February 25, 2017

Deedy Studer, Board Secretary, asked for a motion to accept the Minutes from last year as presented in the handout, and also on the website. The Motion was made by Dorothy McAbee to approve the Minutes and seconded by Frances Stock. The minutes were unanimously approved.

Treasurer's Report

Joellen Simmons, Treasurer, reviewed the approved 2017 budget along with the 2017 end of year Financial Report provided by the CPA. This December 2017 Report was posted on the BBPOA website.

Our budget consists of a total of \$115,128 through our annual dues of \$399 along with our Special Assessment of \$537 per lot. The Special Assessment amount is \$66,051 plus one third of the Operating Account from dues of \$14,268 gives the Bulkhead Account \$80,319. The Vanguard Account was \$41,130 but was used for the hurricane clean up of the canal. The Vanguard Account currently has \$24,054. There is currently \$20,952.07 remaining in the Operating Account at the end of 2017. This money is used to pay expenses until the dues and Assessment money comes in the first few months of 2018.

Tom Berkenkotter recommended the report be accepted. The Homeowners present unanimously approved the 2018 budget.

President's Letter

Tom Berkenkotter reviewed the President's letter mailed to each Homeowner last month. He reported how considerate the neighbors were and came together to help each other during the aftermath of Hurricane Harvey, which arrived on August 25, 2017. The storm was devastating to the town and our neighborhood, with 4 homes being totally destroyed. We were without electricity for almost a month, and were thankful that our water was restored within a few days. There was a lot of cleaning to be done, both inside our homes and outside with all the storm debris. The Board approved allocating the emergency Vanguard fund to pay for the canal to be cleaned of storm debris. The cost was \$25,800 for canal cleaning and \$1850 for debris removal.

The Board has been working hard on rewriting the Covenants and By-Laws. We have met with our lawyer and she has reviewed the document for legal issues. We are planning on voting on the Covenants and By-Laws after the current meeting.

Committee Reports

Hurricane Harvey

Tom Berkenkotter stated report in the Presidents Letter.

Bulkhead Committee

Ronnie Simmons and Roger Horan reported on the Bulkhead committee. The Committee started with \$80,319 and spent \$71,790 on 2 bulkhead repairs and 2 cap repairs for 2017. There were also repairs made to the front gate and wings (weir) before and after hurricane Harvey. They have \$8539 remaining from 2017. They are scheduled for one bulkhead repair and 5-6 caps repair, for an approximate total of \$63,554 for 2018.

Architectural Control Committee

Norm Charlton reported on the ACC. He is currently the Chairman, but the Board has appointed a Board member to each committee. Tom Mikulastik will be the liaison for the Board. Norm reported a relatively quiet year for the committee. Since Hurricane Harvey in August, most of the work is repair and restoration, not changing any of the structure footprint.

Landscaping

Pat Enstrom is the new chairman for this committee. She and her husband, John, have been working on a new direction for the front entrance to the subdivision. They started by gathering new members for the committee and met last March to make a plan. The committee worked all summer mulching rose beds, trimming palms, weeding and poisoning for ants. The committee was busy after Hurricane Harvey cleaning up the damage and making repairs. The flagpole, lights and palms needed attention. John Enstrom has been distributing tablets to kill mosquitoes in standing water. The county provides two packets free at the transfer station. John asked the Homeowners to ask for the tablets when they are there to keep the mosquito problem to a minimum.

The Enstrom's came to a Board meeting on December 1st 2017 to show us the concept design and bids for cost of the project. The fencing at the canal was included, as well as seasonal flags for our flagpole. The total cost was bid for approximately \$22,000. The fencing bid was approximately \$8000. A discussion followed the committee report regarding a gate size needed for ease of grass removal. Board Vice-President, Tom Mikulastik is taking the charge to have the

fencing replaced. There was concern by Homeowners to have the fencing replaced as soon as possible, as it is a safety issue.

Sea Grass Committee

When gathering committee reports for this meeting, both members listed denied being on this committee. At the meeting, both men agreed to be on the committee, as they both are directly affected by the amount of sea grass in the canals. They will determine different ways to prevent grass from getting into the canals. The weir was discussed, as well as a floating gate, and a bubble gate.

Neighborhood Watch

Our Treasurer, Joellen Simmons, started the Neighborhood Watch program a few years ago. She has block captains set up on each street, and sends monthly reports by email to all Homeowners. There have been some thefts in the neighborhood, both by the canal and the street. Some neighbors have cameras, and we discussed the use of recorded information being used to be more proactive in deterring thefts. Greg Simmons offered to compare prices for Owner installed cameras vs. a security company furnishing them. Residents were reminded to keep garage doors closed, and to remove fishing equipment from boats.

We have a Good Neighbor Policy which is located on the website, and is also given in the Welcome packets given to new neighbors. This was formally known as Refrigerator Note for Renters, however it does apply to all Residents and guests.

There was a discussion about stickers for cars of owners, and using a placard or paper form for Renters, since there have been so many non-HOA vehicles in the area. Frances Stock offered to investigate this option.

This committee was very helpful during Hurricane Harvey preparedness. As the city sent warnings out, an email was sent to residents with all updated information. After the storm, the cell and Internet service was spotty and was unavailable for most of us. The Homeowners who had homes in the Houston area were unable to check on their homes here for a few weeks. Those of us who were able to return to our homes, also checked on neighbor's homes. Supplies were shared, as was information among all. Navigating insurance and assistance was a learning process, and having neighbors to assist each other helped so much. The President had to contact a few neighbors who did not make timely improvements, when safety was a concern.

Web Maintenance

The website is maintained by Patsy Jorgensen. Board meetings planned and meeting notes are posted. Pictures taken by residents are also posted, and may be used on our yearly Directory. Patsy has done a wonderful job on keeping the website current, and we appreciate all her hard work

NEW BUSINESS

Election of Officers

Tom Berkenkotter has been an interim President for over a year, taking our past President's term when he moved out of town. No one was nominated to take over as President, so Tom has so graciously agreed to stay on as our President to the end of his term. The Board as Vice-President named Tom Mikulastik.

Operating Budget 2018

Joellen Simmons presented the recommendation for the 2018 budget to remain the same as 2017, keeping the dues at \$399 and Special Assessment the same if approved by the HOA, which is \$537. The carry-over funds remaining from the 2017 Operating budget will be reviewed in order to transfer some money to the Vanguard Fund to replenish emergency funds, while keeping some funds intact for the payment of bills until the dues come in through March. The front gate was mentioned as an item to be fixed now using Vanguard funds, since it was damaged in Harvey.

The Homeowners approved the report and voted for the Special Assessment of \$537 for 2018.

Covenant Rewrite

The Board has been working on rewriting the Covenants and By-Laws for over a year. We have had a face to face and many phone conversations with our lawyer to meet legal standards. The documents have been posted on the website for review by all residents. In the President's letter this year, Tom asked all Homeowners to read the Covenants and come to this annual meeting for a vote on this very time consuming project.

Social Issues

Deedy Studer gave a report on the card/flower fund. A basket was passed around the room for a collection of monies to be used for flowers and cards for residents and their families. Please call or notify Deedy of an illness or passing of residents, so this tradition can be current. We had two deaths and many illnesses for which cards or flowers were sent. We also donate to the Alzheimer's Assoc. , Or any other charity of the family's choice.

Meeting Adjournment

Tom Berkenkotter adjourned the meeting.

Meeting for Special Assessment

Tom Berkenkotter opened a meeting for the vote on the Special Assessment to keep it at \$537, as was in the 4 year plan. The motion was made and seconded and approved by all Homeowners present. 10 residents per proxy vote also approved motion.

This meeting was adjourned.

Meeting for Covenant/By-Law Rewrite

Tom Berkenkotter opened a meeting for the vote on the rewrite of the Covenants and By-Laws. There were two residents who had many concerns about a few areas. A power point presentation was ready, but was held because of the descent. Homeowners were asked if they would like to continue with the vote, and it was decided to hold the vote until the Covenants could be reviewed again and appropriate changes made. There were 62 residents present and 10 proxies, so a yes vote on all present would not have been enough to pass, since 67% of all Homeowners is 82 votes.

Meeting adjourned at 3:20pm.

Respectfully Submitted,

Deedy Studer, Secretary