

## **BAHIA BAY POA ANNUAL MEETING 2-16-19**

### **I. CALL TO ORDER – 12:39 pm**

### **II. INTRODUCTION**

Tom Mikulastik, newly elected President of the Board, called the meeting to order. He introduced himself to the Homeowners as the new President, and the officers of the Board. A motion was moved and seconded to accept the Officers. The new Homeowners stood and introduced themselves. Two Director positions are needed, a vote to be held at the end of the meeting.

### **III. APPROVAL OF MINUTES OF ANNUAL MEETING 2018.**

Minutes were summarized by Deedy Studer, Secretary, and were reported to be on the website for further review. It was noted that most of the meeting was dealing with cleanup and recovery from Hurricane Harvey. A motion was made and seconded to approve the minutes as read.

### **IV. TREASURER REPORT**

Joellen Simmons, Treasurer, reported on our finances. As of December 31, 2018 we had a total of \$77,837.70 reported on the December 31<sup>st</sup> 2018 Financial Report provided by our CPA. Of that figure, the Vanguard Emergency Account had \$14,350. Our annual budget approved was \$115,128 (dues and special assessment revenue). We were \$15,994.97 over budget, however due to the HOA approval at the last annual meeting, we were approved to cover the expenditures for landscaping the front entrance with up to \$20,000 transferred from our Wells Fargo account, and \$10,000 from the Vanguard account for the front gate repairs due to Hurricane Harvey damages. The Vanguard fund will be reimbursed over the next few months from our cash assets. A motion was moved and seconded to approve the Treasurer report.

### **V. REPORTS**

#### **A. Presidents letter**

Tom Mikulastik read his letter mailed out to all Homeowners in January. He recognized Tom Berkenkotter for his last 7 years volunteering as President and Board member. He also recognized the other Board members and thanked them for their time served. He encouraged all Homeowners to participate in our mission to protect our homes value and safety. We have a few positions that do not require living here full-time.

#### **B. Committee Reports**

## **1. Annexation**

Tom Berkenkotter is chair of this committee. In 2009, Aransas Pass tried to annex the canal subdivisions between A.P. and Palm Harbor. The CRA (Citizens for Responsible Annexation) leaders, John Moore and Judy Vlasek are on the committee and assisting the canal subdivisions with fighting the repeat annexation attempt. By law, you cannot annex an area that is split. Bahia Bay has some homes on Windjammer that are out of the annex area. There is also a voluntary annexation. The CRA has talked to Rockport about annexing the canal neighborhoods during the 2009-2011 annex attempt, and the city officials were not interested.

We need 2-3 volunteers to assist Tom B. with the committee. The CRA is having a meeting regarding the annexation on Thursday, Feb. 21, 2019 at Muenster's home at 46 La Buena Vida Drive at 1:00pm.

## **2. Bulkhead**

Ronnie Simmons is chair of this committee. The committee had a budget of \$80,000 last year and spent \$186 over. The special assessment brings in \$66,051, which is the proposed budget for this year. There are three bulkheads and one cap scheduled for this year, for a total cost of \$62,000. The cost is \$285 a foot for bulkhead repair, and \$90 a foot for cap repair. The past four years, thirteen bulkheads have been completed and eight more need to be repaired.

## **3. Architectural Control Committee**

Donna Hyde is the chair for this committee. All structures need to go through the ACC for approval. Since May, 2 fences, 2 homes, 1 pool, 1 retaining wall, 1 boat dock, and 1 garage build were approved for construction. So far in 2019, 2 fences and 1 pier have been approved for construction. Donna reminded homeowners to submit plans with requests for review for the committee.

## **4. Landscape**

Pat and John Enstrom are co-chairs for this committee. They are responsible for improvement and maintenance to the landscape, roads, signs, and fencing in common areas. It was \$19,000 to repair the front entrance. To complete Phase I, the committee proposed \$2,500. Phase II proposal is \$10,000 to be voted on at the end of the meeting.

The county was called to repair potholes, and did some minor repairs. The county did report that a drainage plan is planned for front entrance to the canal. Money is the hold-up at this time.

#### **5. Seagrass**

Larry Reed chairs this committee. Following Hurricane Harvey there was quite a bit of seagrass and trash in the canals, due to reconstruction. Bruce Spears usually removed our seagrass, but was unavailable after the hurricane. Larry made a net for the front of his boat to remove the seagrass, and released it into the barge canal. He reports needing assistance using the device, and asked for volunteers. A question was asked about a Bubbler system. Roger Horan stated that Palm Harbor has one, and it is \$20,000 initially, plus a monthly electric bill. A plot of land needs to be allocated, and we only have private property, of which no one has volunteered to have this on their property. The equipment also needs repair and doesn't last but a few years, due to the salt air.

#### **6. Neighborhood Watch**

Joellen Simmons chairs this committee. She reported the meeting we had at Driscoll Otto's with the Sheriff's Dept and block captains regarding security systems and cameras. The small item thefts have decreased, but there was a Jeep stolen from a home on Windjammer. With the cooperation of neighbors and cameras in the neighborhood, a theft ring was found and arrested.

#### **7. Website**

Patsy Jorgensen runs our website and has done a lot of cleanup of our site since taking over. There was a discussion of sending the Directory on a pdf file to all Homeowners instead of printing the Directory yearly. Each Homeowner can print out their list or keep on their phone for easy access. She reminded all owners to use BBPOA.com for all neighborhood information, and to notify the Board for any changes in phone numbers, addresses and emails.

#### **8. Security**

Greg Simmons chairs this committee. He displayed a plat of neighborhood with starred areas with cameras on homes. The type of security systems is endless, and prices fluctuate accordingly. A very expensive system is needed in order to read a license plate. A system is needed in and outside the home with time stamp in order to file charges on thefts. This type of system also requires a strong WiFi signal. The Ring and other type doorbell with camera is

reasonably priced. The county is also looking into placing cameras throughout for security.

## **VI. NEW BUSINESS**

### **A. Election of Officers**

Tom M. reported that two Directors were needed to fill out the Board. Donna Hyde volunteered to chair the ACC and to be on the Board. A motion was made and seconded to accept her nomination for Director. Mike Socha offered to be another Director. A motion was made and seconded to accept his nomination as the second Director. Tom M. stated that Deedy Studer and Joellen Simmons terms were up and needed replacing within the next few months for training before next year Annual Meeting. No volunteers offered for these positions. Tom stated that if these positions were not filled, the dues would be increased to pay a professional to replace them.

### **B. Operating Budget 2019**

The proposed budget is \$106,851.00. A motion was made and seconded to accept the budget as written.

### **C. Covenant Review**

Tom B. reported on the meeting held in November 2018 to vote on the Covenant re-write, which failed due to 49 owners not participating in the vote. There were a few areas of concern, and Gary McAbee suggested a meeting to review the Covenants that is open to the Homeowners. The motion was seconded, and the Homeowners will be notified when the meeting is set up. Tom M. is meeting with Bob Burns, who is the attorney for Key Allegro Covenants on February 26, 2019 at his office in Austin. Tom invited all homeowners to let him know if they would also like to attend.

The meeting was adjourned at 3:41pm.

## **SPECIAL MEETING**

A special meeting was opened at 3:42pm by Tom M.

1. A vote was taken to continue the Special Assessment at \$537. A quorum was present and all voted yeah, so it was approved and passed.
2. A vote was taken to add \$14,000 to the Landscape committee for Phase II of the landscape project. All present voted yeah, so it was also approved and passed.
3. A vote was taken on clean-up of our curbs throughout the neighborhood, removing sand, grass and rocks.

Choices were:

- a. Do nothing
- b. Have each homeowner clean their own curb
- c. Pay \$7500 to have it done throughout the subdivision.

A vote was taken and all present voted to have each owner clean their own curbs.  
The meeting was adjourned at 3:48pm.

Respectfully submitted,  
Deedy Studer, Secretary