

- BBPOA BOARD MEETING 09/09/2019

Meeting came to order at 1:00 pm at 314 Lands End St, Rockport, TX

Members present: Tom Mikulastic, Mike Socha, Donna Hyde, Karen Davenport, Sherry Otto, Deedy Studer

Guests present: Joellen and Ronnie Simmons, Candy Parsons

1. Temporary approval of Sherry Otto as new secretary of BBPOA. Voted and seconded for approval.
2. Deedy Studer presented the Minutes of 05/01/19 BOD's meeting which was read and approved.
3. A fairwell and well wishes were made to Deedy Studer for the last seven years of service.
4. Karen Davenport presented the Financial Review YTD 8 months ending showing total assets and Liabilities and Fund Equity at \$112,583.04. Karen stated the Budget is on our website for all members to review. It was discussed that in the future the BOD's will send future statements via email rather than by USPS. Tom M. discussed consolidating Operating and Canal fund accounts into one account with separate codes so that accounting can itemize costs. The current Vanguard account will be closed and moved to a savings account as a new account at Wells Fargo Bank. The interest earned on the Savings account at Wells Fargo will be comparable to the interest earned under the current Vanguard account. Tom M. and Karen both hold debit cards for these accounts at Wells Fargo Bank. Discussion was made regarding Annual Assessment Meetings and Issues related to notices sent to Property Owners in accordance with our current Covenants and Bylaws and it was determined to remain as we have in the past for this calendar year. Discussion of these issues will be addressed at our annual meeting in February 2020.
5. Committee Reports and budgets.
 - A. Ronnie Simmons presented Bulkhead Committee Report showing total budget used as of date at \$62,144. The 2020 proposed property for bulkhead repair will be 213 Windjammer with an estimated expense of \$17,519. Ronnie announced his resignation effective immediately releasing all paperwork related to his term as Bulkhead Committee member to Tom M. It was discussed setting a budget for future years at a set rate. Tom and Mike to discuss replacement for Ronnie going forward.
 - B. Tom M. presented Landscape Report from Pat Enstrom which shows we are under budget for 2019 with \$3,214.49 remaining for the calendar year. Larry Reed submitted his invoice to Tom M. for removal of stumps from new common area which totaled \$500.00 which was approved and will be paid from operating fund. Pat E. has made sure all laborers are bonded and insured so the POA is not liable for any incidents that may occur during mowing etc.
 - C. Seagrass Report given by Sherry which again shows no expenses incurred as of date.
 - D. ACC was given by Donna which one request was approved for a paved parking variance. Discussed was a fence which will be reviewed by Donna and Tom M. for further approval prior to allowance of structure.
6. Tom M. reported that the Annexation of Aransas Pass will not be established thanks to the hard work from Ed McQueen and the collaboration of the surrounding neighborhoods.
7. Revised C/R and B/L's discussed regarding sending property owners final revision via email. The revisions will be posted on the BBPOA website as well as Patsy Jorgenson emailing to each property owner. In October Tom will be sending the final revisions to each property owner for review and comments and ask for a straw vote. The final revisions will be developed in November 2019 and in December a Notice of Special Meeting with date will be called. At that time an official ballot will be sent out with instructions. According to our current C/R a 67% vote

is required to allow approval on the final revisions which can be proxied via email as well as written approval during our Annual Meeting which will be held in February 2020. It was decided we will hold a special meeting 15 minutes prior to the Annual Meeting so that all Property Owners can vote by written proxy, if they have not voted by email. At this time, Tom M. will call a recess and votes will be tallied prior to the Annual Meeting.

8. Old Business

- A. Covenants and Restrictions again discussed showing several homes not in compliance with our current Covenants. Tom M. and Sherry agreed to work together to add to the current Revised Covenants a time limit on home repairs, property maintenance, dock and boat lifts needing repaired, which will be added to the Revised Covenants presented.
- B. Joellen S. advised we have had a quiet quarter with very little crime or notices from Aransas County Sheriff's Department.

9. New Business

- A. Bulkhead Issue on sold lot on Captains Cove was addressed by Donna Hyde as to approval of Engineer Certification after replacement by Bruce Spears. It was discussed that further inquiries will be made so that all new bulkhead repairs will be certified.
- B. Murals was a concern from several property owners and it was discussed that the existing property owners will maintain these murals in a manner according to our C/R, Article Seven, Maintenance.
- C. New stickers for BBPOA was presented by Tom M. which Pat Enstrom designed in line with our Entrance Display. It was agreed we would proceed with purchase of these and they would be distributed at the Annual Meeting and also placed in the Welcome Package for new property owners.

Respectfully submitted,

Sherry Otto, Secretary