

Bahia Bay HOA Bulkhead Committee Report – 2020

Committee Members:

David Davenport – Chairperson (713-304-7748)

Richard Hyde – (832-649-0665)

Mike Socha – Board Representative (432-978-3133)

1) Thanks to Ron Simmons and Roger Horan and for their tireless work to maintain our bulkheads for the past 6 and 8 years respectively. We as homeowners owe a great deal to the time and effort these men have put towards maintaining the integrity of our bulkheads and the associated property values of our land and homes. Thanks also for their assistance in transitioning responsibilities to our new committee members.

2) 2019 Budget and Expenses

\$66,051 Budget

\$81,900 Total Expenses *(Note: overage paid utilizing surplus in General Operating Budget)*

Summary:

4 Bulkhead Repairs

- 204 Lands End
- 202 Lands End
- 209 Windjammer
- 214 Lands End

1 Cap Repair

- 401 Captains Cove

Repair to North and South Gate wall entrance from intracoastal waterway

3) Proposed 2020 Budget - \$66,051

a) Known/Pending Repairs as of 1/26/2020

- 1 - Bulkhead Repair
- 1 - Cap Repair

b) Prioritization:

- Bulkheads – prioritization will continue to be based on degree of disrepair but also is largely dependent upon Homeowners desire to pursue repairs as bulkhead demolition and construction frequently includes costs associated with docks, sidewalks, boat lifts, etc...that are not covered by the HOA.
- Caps – prioritization will continue to be monitored by the HOA at the request of homeowners and will be prioritized based on the degree of damage

4) New Budget Item

a) \$5000 Professional Engineering Fees

b) Contracted Lynn Engineering 1/27/2020 to provide professional assessment including strengths and weaknesses of current bulkhead and cap repairs as well as potential long-term maintenance plan to extend the expected life bulkhead system. Expected cost is \$2700.