

## Bahia Bay Property Owners Association

### B.O.D. Meeting

1:00 pm, Thursday November 19, 2020

Location: 321 Land's End, Rockport, TX

Members Present: Tom Mikulastic, Mike Socha, Donna Hyde, Karen Davenport and Sherry Otto

1. Review of 2020 Annual Meeting Minutes, there being no topics of discussion or objections the Minutes were approved by Tom M. and seconded by Donna Hyde.
2. Review of reports on Bulkhead and Canal, Seagrass, Architectural or Landscape. Mike Socha discussed expense of bulkhead and cap repairs for 2020. The financial expenses paid are due to rise in material costs. The new program implemented with new construction and working with an Engineering Firm has worked well. Seagrass had no expense for removal of grass out of the canal. Landscape Committee is now managed by George Kocian and Tom M. George will take over the responsibility full time in 2021. Pat Enstrom will be putting up our Christmas Lights again this year.
3. Annexation was discussed by Tom M. which is being directed by one of our neighbors regarding The Islands of Rockport, Bahia Bay and Palm Harbor. As of date we will **NOT** be annexed by Aransas Pass. The State of Texas has voted in our favor, but this might be voted on again in the near future.
4. Review of Year to Date Budget with Karen Davenport showing cash basis, statement of revenues and expenses and budget report cash basis. All reports are posted monthly on BB Website. Proposal of next year's budget discussed; Mike S. requests additional monies be allotted to Bulkhead Fund. Tom M. proposes keeping same amount of monies in each fund. Mike S. to work on review to increase fund budget due to material costs. The expense for Lawn Maintenance was discussed as to whether we could reduce the amount of mowing by not mowing side streets. Again the cost per homeowner was mentioned that it was such a minimum amount per homeowner that we would not address the expense further. Tom M. is to review individual homeowners' properties and find out if they would be willing to pay the taxes for those areas. Landscape and Grounds Maintenance will be reviewed again next year.
5. Donna Hyde requested Tom M. to find another homeowner to be on the Architectural Committee as there are only two members at present. Tom M. will be contacting a couple of full time owners to see if they may be interested. Donna H. was concerned about how Committee Members were to monitor Homeowner building within guidelines of BBHOA Covenants and Restrictions. Tom M. will send out another message as a reminder to current members to abide by restrictions.
6. New Business: We have two new future developments being built around us. Ocean Reef will be a 99 Unit Complex and The Islands of Rockport will be in Stage 2 Development. Discussion of Sewer connection was addressed as a possible connection for our Subdivision. Tom M. discussed Bahia Bay having a Gated Access at our Entrance and on Ocean Drive at the end of Windjammer. Topics were discussed on several items including codes, entry gates and Ocean Drive and Windjammer Residents. Further discussions will be addressed regarding expenses and location of fencing by Tom M. Mike S. approved further research and it was agreed by all Board Members.

7. The Annual Meeting for 2021 will **not** be an in person meeting. The Proposed Budget, Reports and Financials will be posted via our website along with the description of our Annual Meeting Minutes. Karen D. will be working with Michelle Shedd on the 2021 Annual Dues Statements. An email will be sent to all Homeowner's for approval of the 2021 Budget. Tom M. and Karen D. to work on drafts for emails for approval of reports and budget. Billing for 2021 dues will be completed by Michelle Shedd with a paper copy and an email. Tom M. to compose letter regarding dues for 2021. Financials will be posted on our website the end of December, 2020.
8. Karen D. announced all 2020 dues were received and posted in the financials.

**Tom M. asked if any further business needed to be discussed and there wasn't,**

**Meeting was adjourned by Tom M. and seconded by Mike S. at 2:15 pm.**

**Respectfully submitted,**

**Sherry Otto**

**Secretary,**

**BBPOA**