

Bahia Bay Board of Directors Meeting

11:00 am August 3, 2021

314 Land's End, Rockport, TX 78382

Members present: Tom Mikulastic, Mike Socha, Karen Davenport and Sherry Otto

Guests present: Laura Kocian and Rick Rothwell

The meeting was called to order at 11:00 am by Tom M., President and seconded by all members.

1. Review and approval of November 19, 2020 BOD minutes. Approved and accepted by all members.
2. Karen Davenport presented the YTD Financials and Budget for 2021. Tom M. discussed the Canal Mgmt. and cost of fish kill removal as well as the cost of seagrass removal. Due to the fish kill cost of \$4270.00, the seagrass budget will be extended for fiscal year 2021 by an estimate of \$5K. Tom will discuss with Brennan Nuygen a different method of seagrass removal/gathering due to the hourly cost. Discussion of trash removal was discussed due to the quantity of items being picked up by Sherry Otto and Rick Rothwell. Karen suggested having someone come in once a week to clean canal and include this in our seagrass budget. Tom M. is getting an estimate related to trash removal. All fees are current with no past dues from homeowners.
3. A budget planning meeting will be planned for November 2021. The bulkhead budget is below average from previous years. Mike S. is requesting a breakdown of items regarding the cost so far this year from Karen D. No other issues regarding canal/bulkhead costs.
4. Current board members terms were discussed as to expirations. Laura Kocian has volunteered to be treasurer to replace Karen D. Laura to assist in budget prior to annual meeting. Larry Myers has volunteered to replace Donna Hyde on the ACC. Tom M., Mike S. and Sherry Otto will remain in position until September 2022.
5. Landscape/Grounds: George Kocian has requested replacement for flags and repair of irrigation. All mowing costs are within budget. Tom M. is going to ask the landscape crew that we reduce the size we mow currently by half at the entrance so that it can be mowed more frequently. George will be getting bids on landscape maintenance for upcoming years.
6. Mike S. accounted for three canal/bulkhead repairs for this year. No new jobs are up for bid. No professional fees are expected for this year. All bulkhead/canal members are expected to remain in place as they are. Rick R. reported our left side gate leaving the canal has been damaged by a boater. Mike S. will be checking the damage.
7. Seagrass report was minor as we have only had one seagrass removal. There may be one additional pickup this year.
8. ACC had a couple of issues regarding fencing and landscaping due to freeze. It was determined to allow some more time for homeowners to assess if the trees will come back to life. Tom M. will investigate fencing issue.
9. Old Business: Richard Hyde is our watch person on Annexation, and we are staying on top of the topic as a Board. County drainage project has been placed on hold due to the County issues currently taking place.
10. New Business: New Non-Compliance Committee has been suggested to be created to stay on top of non-compliance homeowners due to trash, yard maintenance and trailers. The

committee would have three members who will report to the president regarding issues. Sherry O. presented sample letters that could be emailed to homeowners in violation of covenants and restrictions. Further investigation will be made by Tom M. and Sherry O. as to formation and the description/duties of the committee before a motion can be made to form the committee. The committee will report directly to the board president. Additional homeowners will be contacted for volunteering on the committee before formation. Discussion was covered regarding the current covenants and the appearance of lots. Parking by vehicles were covered as to operable or inoperable vehicles being parked in front or in the street. Tom M. proposed forming the non-compliance committee and it was agreed by all.

11. Annual Meeting should be scheduled for February 2022. Dates were discussed and Palm Harbor Event Center will be called for reservations. The next board meeting will be in November in which confirmation will be confirmed.
12. Community Gathering/Party was brought up as to having a group party in one of the Cul-de-sac's on November 6th.
13. Homeowner questions were discussed:
 1. RV parking – referenced made to covenant guidelines.
 2. Yard Maintenance – discussed as compliance as per our covenants.
 3. Trailer parking – referenced to covenants Section 3.
 4. Mail reported stolen: New mail person now under contract and should improve.
 5. Windjammer street sign put back in place.
 6. No trespass signs should be put up in the common areas to stop trespassers from entering homeowners' lots. Tom M. agreed to purchase signs to protect BBPOA. Karen D. to order needed signs.
 7. Speed bumps have been investigated and it was determined that they would not be feasible due to emergency vehicles response time. Speed limit signs were implemented.
 8. New homeowners for 2021 have totaled 3 and 2020 we had 9 new homeowners. All will be included at the 2022 annual meeting.

No further items of discussion, the meeting was adjourned by Tom Mikulastic.