

BBPOA Board of Directors Meeting

December 16, 2021

3:00 pm

100 Land's End

Rockport, Tx78382

Members Present: Tom Mikulastik, Mike Socha, Karen Davenport, Jerry Studer and Sherry Otto

Guests Present: Laura Kocian and Larry Myers

The meeting was called to order at 3:10 pm by President, Tom Mikulastik

Topics for discussion are as follows:

1. Review and approval of the minutes from the August 3, 2021 BOD meeting. Review was read and approved by all members present.
2. Discussion and selection of expiring Board Positions were announced. Tom M., President, will be remaining as President another year. Mike Socha has volunteered to remain as Director for another year. Jerry Studer and Larry Myers, replacing Donna Hyde, will be on the ACC Committee as elected at our Annual Meeting. Karen Davenport will be retiring from the Accounting position with Laura Kocian volunteering to take the position with approval at the Annual Meeting. Sherry Otto will remain as Secretary until her term expires in September, 2022. Sherry is asking for a volunteer to take her spot so that they can be approved at the Annual Meeting in 2022.
3. The **2022 YTD Income Statement and Budget for 2021 and Proposed 2022 Operating Budget** was reviewed. It was decided that the **Annexation** line item would be removed. **Sea Grass Management** line item would increase from \$5,000.00 to \$5,250.00 due to various anomalies and the cost of trash removal from the Pool Service. As of this time Bahia Bay is only removing trash from the Bulkhead Entrance unless there is an issue elsewhere, that will remain the only location addressed. The **Bulkhead Professional Fees** will be moved to the **Bulkhead/Canal Maintenance** line item. **Administrative General Expense** has been down in previous years but will remain the same.
4. **Revenue and Annual Dues** were presented by Karen Davenport. As of 12/15/2021 all property owners should have received the billing for 2021. Michelle Shed, CPA for BBPOA, sent invoices by email and paper invoices for the \$399.00 due per lot. The 2022 annual dues become payable on February 15th. Payment must be received no later than March 15, 2022. A late fee of \$50.00 for all invoices not paid by that date will accrue on a monthly basis beginning on April 1, 2022.
5. Review and Approval of the **Policy Procedures and Practices Chart** was presented by Tom M. and Sherry Otto. This organizational outline was created because the current Board had no record of job positions and duties and reporting for the positions elected. All information was reviewed and adopted by the current Board. The information will be posted on the BBPOA Website for all property owners to refer to.

6. **2022 BBPOA Annual Meeting:** Sherry Otto made reservations for the Palm Harbor Event Center on February 5, 2022 at 1:00 pm. The address is 170 Port Avenue, Rockport, TX 78382. Please plan to attend this year as we have many new owners to meet.
7. **Aransas County Drainage Project** was discussed by Tom M. It appears the County has 5 projects that will be completed in the upcoming year with Bahia Bay being one of them. More information will be gathered prior to our Annual Meeting and topics will be presented at this time. Of most concern at this time is how the traffic at our entrance will be routed so that homeowners on Land's End and Estes Drive will be able to drive to their homes. This construction will be like that done at Palm Harbor a few years back. Tom M. is checking with David Reid with the County.
8. **Open items were then brought to the Board for discussion:**

Mike Socha had checked the gate at the Ocean Drive and canal area for damage and reported it was ok.

Request was again made for a recommendation of speed bumps being installed on the streets in the subdivision to decrease speeding traffic. Larry Myers will take on the project and work with the County and/or who could possibly make the installation of the speed bumps happen. This will be brought to the annual meeting for discussion.

Sherry Otto had received two requests from homeowners regarding the overflow of parked vehicles at rental properties. The issue is that there are more vehicles parked on the streets than the homeowner's driveways allow for. It was decided that it is the Homeowners responsibility to work with the Rental Company to keep the parking manageable at these properties. The other issues brought forth were untidy streets, signage in need of straightening up and equipment left abandoned. Tom M. will address these issues.

Sherry Otto requested that Bahia Bay acquire a climate controlled storage unit. Karen Davenport is looking into units and costs. The storage unit will be used for storage of all documents pertaining to Bahia Bay Subdivision since creation. All signage and Christmas lights will be kept in that location. The Treasurer will sign for the rental lease and maintain the location and keys for such. It was discussed that rental insurance will need to be obtained and added to the future budget expenses.

Karen Davenport advised Tom M. that all banking records need to be changed with signatures reflecting the new Treasurer, Laura Kocian. Tom, Karen and Laura are to meet after the Holidays to have the necessary paperwork transferred at Wells Fargo Bank. Michelle Shedd will remain our CPA with only viewing access to all accounting matters.

Tom M. will begin a study to expand BBPOA to include property owners on south side of Land's End and north side of Windjammer.

Tom M. asked that the Board have a meeting at Palm Harbor Event Center on January 19th at 3:00 pm in preparation of our Annual Meeting. All members agreed and Sherry O. will make reservations and advise everyone.

With all topics discussed and approved by Tom M. and the Board Member's, the meeting was adjourned at 4:32 pm.

Respectfully submitted,

Sherry Otto

Secretary, BBPOA