

Bahia Bay Property Owners Association Annual Meeting

February 2, 2008

I. Call to Order - 2:05 - Ruben Corkill

- Don Hennigan replaced Ruben Corkill due to a death in Ruben's family
- Don introduced Board members including Steve Warrick filling Gary McAbee's place.
- Merlin Hartdegen, gave a report on Navigation District projects.
- Members present introduced themselves

II. Consider Approval of Minutes of Annual Meeting February 3, 2007 - "Sam" Kenny

- It was moved by Willie Morris to approve minutes as presented.
- Randy Chandler seconded it after a point of order asking if there were any corrections or additions.
- Motion passed.

III. Consider Approval of Treasurer's Report - Larry Moore

- Larry Moore reported it was a good year - under budget by \$7,000.
- Attached report shows intercoastal entrance repair largest expense.

IV. Committee Reports

A. Architectural Control - Merlin Hartdegen

1. Acknowledgement of Norm Charlton and B.J. Thomas
2. New members - Jana Corkill and George Kelly
3. No new homes-one major remodel

B. Water Quality - George Kelly

1. Three separate water quality reports were analyzed and discussed in a very detailed report.
2. Water samples showed high fecal Coliform and Enterococci in several areas of our canals.
3. Intercoastal samples had high readings also.
4. Willie Morris suggested we check with Palm Harbor and City by the Sea to see if theirs are high too.
 - a. Merlin will check with them.
 - b. Merlin will also check with Texas Parks and Wildlife.
5. Lydia Whitwell asked about new subdivisions being built with city sewer and if we could have future connection also.
6. George suggested two things
 - a. Wash your hands thoroughly if touching canal water.
 - b. Don't let your grandkids swim in the canal.
 - c. Plan to retest before 2008 swimming season.

C. Bulkhead Maintenance - Don Hennigan

1. Don reported on year's work
 - a. 80 % of lots bulkheads have been repaired.
 - b. Major expense was canal entrance - seems to be working.
2. Comments from floor
 - a. Randy Chandler reported broken corner on new "gate" should be left alone to avoid even more pressure on new fixture.
 - b. Barbara Reed asked about large sinking hole near her.
 - c. Don will look into its repair.

D. Landscaping - Steve Warrick

1. Steve Warrick gave an excellent report on the history and the future of the landscaping of the front entrance.
2. Introduced his committee-Lydia Whitwell, Maylene Moore, Mike Wulf, Jim Sykes, Dottie Niederkorn.

3. Steve addressed the oak mott on 35. It will be left alone for now as a bird sanctuary and noise barrier except for perimeter mowing
4. Steve explained the details and cost of three phases.
5. Discussion followed of doing it all or just phase one.
6. Motion was made to complete phase one.
7. Randy Chandler made an objection to the funding.
 - a. Randy said it could not be a listed as a budget item but had to be listed as a special assessment.
 - b. Ed McQueen amended the motion to read special assessment
8. Motion to complete Phase One passed unanimously.
9. Discussion of widening the front entrance
 - a. County's previous offer of assistance will be addressed after the election for Commissioner.
 - b. During phase one, shrubs will be set back from corner for future improvement or present trucks turning.

V. New Business

A. Presidential report - Don Hennigan

1. Don reminded members of boat, trailer, and lot upkeep rules.
2. He also reminded all of us to make sure our outside light are working.

B. Budget - Larry Moore

1. Larry discussed the budget information from our CPA.
2. He suggested we move some of our checking account monies to Vanguard.
3. It was moved and seconded to accept the budget.
3. Randy Chandler objected to the wording of the two assessments.
4. Moved and seconded to change Annual fee to Annual Assessment and Bulkhead fee to Bulkhead Assessment.
5. Budget passed.

C. Bahia Bay II

Don Hennigan

1. Don reported that the Board and our attorney could find no direct ties to Bahia Bay II.
2. Merlin was concerned that lot owners in Bahia Bay II could be threatened by lesser deed restricted housing being built across from Bahia Bay.
3. Lot owners along Lands End except one wanted to use Bahia Bay restrictions.
4. It was left that it would be a costly legal consideration by either party to include Bahia Bay II.

VI. Election of two Directors - Don Hennigan

A. Board of Director's Nominees

1. Dorothy McAbee
2. Mike Wulf

B. No nominees from the floor

C. Elected unanimously.

VII. Other Business

A. Other concerns from the floor - Don Hennigan

1. Randy Chandler read his Covenant committee report explaining it never met due to illness, e-mail address, and miscommunication.
2. He gave an example of an incorrect covenant. "All lot owners must keep their canal clean" Therefore, if followed strictly, the Reeds should bare the expense of the grass removal.
3. Sam Kenny, secretary, corrected some misconceptions including the Board not trying to work with Randy on the covenant problems.

- a. Board asked for top ten problems with the covenants.
 - b. Randy responded it would take him 120 hand-written pages.
 - c. Board did not feel this was worth their time nor the expense of an attorney.
 4. Randy stated that this meeting or the Board could dissolve the Covenant committee.
 5. Willie Morris made the motion to dissolve the Covenant Committee.
 6. Ed McQueen suggested we look into a simpler way of having a land attorney just review our covenants for serious problems.
 7. President Don Hennigan tabled that motion to be considered later by the new the Board.
- C. 2008 Picnic
1. To be held at the Rockport Yacht Club in October date TBA
 2. Hostesses Virginia Simmons, Eloise Hennigan, and Jeanette Morris.