

Bahia Bay Property Owners' Association Annual Meeting

Saturday, February 11, 2006

I. Call to order 2:00 by President Ray Herrod – 37 Property Owners present

II. Minutes were read, corrected, and approved for 2005 annual meeting.

III. Treasurer's report was explained and accepted. Larry added that the bulkhead projection was pretty accurate. He reiterated that the \$ 600 assessment would end this year. The assessment will become \$300 next year (\$130 canal fund and \$170 all other expenses). There was a question about Board liability. Ruben Corkill will investigate. (GSM confirmed the Board is covered.)

IV. Committee Reports

- A. Architectural Control – B.J. Thomas reported 2 new houses, 3 modifications, 3 fences, 6 porches, 5 boat lifts/docks, 1 swimming pool, 1 elevator. He reminded everyone if homeowners are planning changes to the outside of their house or dock, it must be approved by the ACC.
- B. Water Quality – Farrel Beck reported all samples were within acceptable limits. One report means at least six samples.
- C. Bulkhead – Don Hennigan reported that repairs are proceeding on schedule. A problem results in a solution that in turn results in necessary repairs. Most problems are from moving sand and water. It is too expensive to tear up the concrete and redo; therefore, pumping slurry cement will lift and repair most problems. We are using a company from Corpus Christi that has been in business over sixty years. Thirty houses will be repaired next year. Eighty percent will be done in all. Some won't need it. Contact Don if you feel you have a problem.
- D. Covenant Committee – Randy Chandler explained several "holes" in our covenants including non-profit incorporation. The Committee has met many times and is waiting for guidelines from the Board. Ray Herrod asked for a simple vote on revising parts of the Covenants with a lawyer's guidance. It was motioned, seconded, and approved.

V. New Business

- A. Approved the 2006 Operating budget.
- B. Explanation of subdivision being planned by Gene Robertson north of Windjammer. Ray Herrod explained the proposed agreement. We would exchange our one-foot easement for the green space commons area on highway

35 to remain non-commercial and strict deed restrictions governing the homes being planned there. Board recommends this as our best protection for property values. It was motioned, seconded, amended (property owners will be notified of final agreement), and approved.

- C. Discussion of ACC responsibility to Board. Ray Herrod explained history of ACC beginning with the developers. Board feels that Committee needs to report to the Board. This could be addressed in the Covenant revisions.
- D. Randy Chandler moved and Rita Herrod seconded that last year's change of three to five directors be officially voted upon. It passed.

VI. Election of Directors. Don Hennigan and Randy Chandler were nominated. Don was elected.

VII. Other Business

- A. Discussion of electrician repairing lights and photocell at front entrance. Purchase a larger flag. Ray Herrod said he would take care of this.
- B. Improve landscaping of front entrance. Lydia Whitwell, Jana Corkill, Sharon Watkins will develop plan for the Board.
- C. Discussion of poor yard maintenance (near but outside Bahia Bay boundaries) can be brought to Oscar Pena as a weed control problem.
- D. Carla Reed was commended for her efforts not only toward our care packages to our soldiers but also her compassionate updates on ailing neighbors.
- E. 2006 Annual Picnic committee will be Lydia Whitwell and Virginia Simmons.

VIII. Adjournment 4:20 Signed _____

“Sam “ Kenny - Secretary

- Board Meeting held after meeting to elect officers
 - .Ruben Corkill – President
 - Don Hennigan – Vice President
 - Larry Reed – Treasurer
 - “Sam” Kenny – SecretaryRay Herrod - Director