

Unofficial Copy Until Approved at Annual Meeting 2014

February 16, 2013

Bahia Bay Property Owners Association Meeting

Call to Order – 4 p.m.

After Warren Michaels called the meeting to order, Sheriff Bill Mills was introduced to the 44 guests present (11 proxies had been received from absent homeowners). Sheriff Mills spoke most specifically about the 5 thefts in the neighborhood. We are told that we need to secure our property and report any suspicious activity. When leaving town the homeowner can call the Sheriff's department to request a closed patrol. In that way you can let the department know if you are expecting any visitors in your absence.

Judy Vlasek of the Navigation District was next to speak about the responsibilities of the Navigation District. Since the District is responsible for the waters of Cove Harbor the District was excited that the sewer line will be available for tie-in and the restaurant will be reopening. The District will be bulkheading a portion of Cove Harbor so that the more revenue will be received.

Consider Approval of Minutes of Annual Meeting February 4, 2013

Maylene Moore asked for a motion to accept the minutes as presented in the handout. Roger Horan made the motion, seconded by Eva Williams, that the minutes be approved as written. The motion was unanimously approved. Maylene also reminded those in attendance to always check the website for upcoming Board meetings and minutes from previous meetings.

Treasurer's report for 2012

Jeanette Morris stated the operating expenses were \$6,857 under budget for the year. The annual assessment amount is \$330 and divided between the operating budget (\$200) and the canal fund (\$130). The lower expenses in the operating budget were primarily because of less seagrass and savings due to improved monitoring of the contractor. A large expenditure of \$3,264 was paid to repair our entrance from the intercoastal canal. Our assets include:

Cash – Operating	\$ 23,500.18
Cash – Canal Fund	27,549.93
Vanguard – cash	<u>40,722.40</u>
Total Assets	\$ 91,772.51

President's Comments

Warren Michaels said all and all 2012 was a reasonable quiet year for the association. Most notable exceptions are the potential development of Bahia Bay North and the work that has been done on the bulkheads. We did welcome 10 new homeowners into our community. Outside lighting continues to be an ongoing problem and residents are requested to be sure exterior lighting is on from dusk to dawn. This is very important for the safety of our neighborhood. Bahia Bay has joined other canal community homeowners associations to form a coalition to communicate mutual concerns. Since the letter was sent out about the impact of short-term rentals in Bahia Bay, the Board has received very few replies. The subject was then opened for discussion. Mike Noguera spoke that since he is not a full time resident he favored rentals stating that the income from the rentals help pay for his taxes and insurance and makes it possible for him to own his house in Bahia Bay. Maylene read a letter from one of the residents who is against rentals and stated various reasons. Lyndal Remmert ask that homeowners should screen their renters and set up guidelines for their rentals. Mr. Noguera and Dottie Neiderkorn will prepare a rental agreement document to be given to all homeowners of rental property.

Bulkhead Committee

Two sinking bulkheads were repaired using Shoreguard corrugated material placed behind the existing concrete bulkhead. The combined cost of these repairs amounted to \$29,360. There are 10 remaining sinking bulkheads and the committee will survey the owners to see if they want the repairs and to share in the cost of such repairs. An estimate of \$75 per foot has been received to repair of the existing caps. It is obvious that the Association does not have the funds to do all the repairs and a special assessment would be necessary. The Committee hopes to come up with a plan to fund these repairs over a 5 or 6 year period. Gutters and downspouts that drain onto the dock are important to keep from having washouts from behind the bulkheads.

Architectural Control Committee

The ACC approved 5 requests for improvements within the subdivision in 2012. A variance was granted for a boat lift that was constructed and exceeded the allowed distance into the canal by two feet. Also an above ground butane tank was also given a variance to the covenants as the size tank to be installed was too small for burial. George Kelly reminded everyone attending that you do not need architectural control approval for interior work but please contact them if you are considering any outdoor changes.

Landscape Committee

Mike Wulf reported that the berm beds continue to be weeded and some hibiscus and croutons added this year along with some annuals for color. Cut ants were invasive to many of our

plants during the dry weather. The sprinkler system, flag, and lights have been repaired or replaced. Mike welcomes warm weather so that we can add more color to the beds.

Annexation Report

Larry Moore reported the committee did not meet in 2012 and the Aransas Pass Council did not address the annexation issue. The committee continues to monitor the agendas of the AP Council meetings. Larry said he, along with Warren Michaels and Tom Berkenkotter had recently met with Keven Carruth, City Manager of Rockport, about the sewer line that will be coming to the Islands of Rockport. Without an engineering study there is no way to estimate the cost of bringing the sewer line into our neighborhood. A discussion of the advantages of a sanitary sewer for Bahia Bay ensued. It was decided that the BBPOA Board should be authorized to get an engineering study done to determine the cost of connecting to the sewer for individual property owners. Harilyn Tipton made the motion to get an engineering study, seconded by Willie Morris. The motion passed unanimously.

Lyndal Remmert is concerned about the appearance along Highway 35S to Cove Harbor. There is so much litter along this stretch that he will contact TXDOT and County officials about this matter. He also brought up the power outages that we have been experiencing. Carla Reed said she had spoken to AEP and they suggested the homeowner keep a log of these outages including date, time, and length of time the service was off. Carla also reminded everyone that we are water rationing and please monitor your sprinkler system to make sure you do not have run-off in the street.

Meeting adjourned at 6:00 p.m.

Maylene Moore,

Recording Secretary