

Bahia Bay Property Owners Association
Board Meeting
November 20, 2009

In attendance: B. J. Thomas, Dorothy McAbee, Michael Wulf, Maylene Moore
Absent: Rick Johnson
Guests: Bob Huetten, Ed McQueen (Bulkhead Committee), Merlin Hartdegen (Architectural Control Committee)

Meeting began at 10:00 a.m.

Mike Wulf confirmed who is covered under our Officers and Liability insurance policy. The policy states: 'Individual Insureds' means all persons who were, now are, or shall be duly elected or appointed directors, trustees, officers, employees, committee members or volunteers of the Entity, including their estates, heirs, legal representatives or assigns.

Ed McQueen reported that the bulkhead is in fairly good condition except for a few locations. Plans are to do a bulkhead inspection in order to prioritize the problem areas. Thus far Mr. McQueen has been unable to locate a reputable contractor to do any work. Merlin Hartdegen gave Ed the name of G & W of Port Lavaca who had done satisfactory work for the Navigation District. Mr. McQueen was told Rick Johnson is also getting the names of several other contractors in our area for perusal. Since an engineering study has not been done since 2002, the Board voted in favor of contacting Brundrett & Co. to provide us with an updated study of certain areas along the canal for comparison.

Although the Board has obtained legal council and found that the bulkhead repairs can and should be part of the annual assessment, this year's budget was approved at the annual meeting with the bulkhead amount of \$130 listed as a special assessment. Therefore, the money collect for the bulkhead fund needs to be allocated during this year. Projected projects are being considered pending the results of the survey and bulkhead inspection.

Mike Wulf will handle a property owner's non-payment of his annual assessment for 2009. Mike will advise the owner that his concerns regarding the Covenants have been addressed and that payment is expected.

Mike Wulf gave an updated budget report and recommended that we leave the association dues at \$300 with a possible increase the following year. After consulting with our attorney the annual assessment will be billed at \$300. For clarification a note will indicated that \$130 will be designated specifically for bulkhead maintenance. This billing should be sent out by December 1. Also indicated on the billing will be the annual meeting date set for February 13, 2010. Proxy forms and meeting specifics will be sent out separately in mid December.

Dorothy McAbee has prepared a revision to correct a typographical error in Paragraph 9.2 of the Covenant that will be filed at the courthouse. (see correction in Covenants)

The Board agreed that a Bulkhead Construction Agreement form should be signed by the home owner prior to any work being done on

his property. Dorothy will send our suggested form to our attorney for review before finalizing.

The Minutes of the September 16 BBPOA Board meeting was unanimously approved.

Meeting adjourned at 11:30 a.m.

Maylene Moore
Recording Secretary