

## BBPOA Board Meeting

March 11, 2011

Present: B. J. Thomas, Warren Michaels, Jeanette Morris, Maylene Moore. Also attending: Ed McQueen (Bulkhead Committee); Dorothy McAbee (Covenant Committee)

The meeting started at 9:30 a.m.

Ed McQueen came before the Board reporting on the condition of the bulkhead. Visual inspection at low tide indicated that the bulkhead system is in relatively good shape. Some cosmetic work needs to be done on some of the caps. Because of some movement along the Windjammer canal, Ed is considering another survey since the last survey was completed in 2009. He would like to repeat this survey as a comparison. He also reported that the filter cloth and tiebacks are in reasonably good shape

Importance of gutters for our houses was also discussed. Rain runoff into our yards washes the sand from behind our bulkheads leaving a void. It was stated that the Architectural Control Committee should require new construction to include guttering in their plans. This guttering needs to run through the canal side of the retaining wall. B. J. Thomas will contact the ACC about rewriting the building guideline in Article 1.8 of the covenant to include guttering.

Ed McQueen will draft a letter to the BB property owners about the importance of guttering and the effect it has the integrity of the bulkhead system. In closing Mr. McQueen's final comment was that our funds are not sufficient for any major bulkhead work.

Dorothy McAbee asked if the Covenant Committee should peruse making some of the obvious corrections to our existing covenants. The Board agreed that the committee should review the existing covenants and made the necessary corrections.

Meeting adjourned at 11:00 a.m.

Maylene Moore, Recording Secretary