

Bahia Bay Board of Directors Meeting

October 29, 2012

Attendees: Warren Michaels, Lyndal Remmert, B. J. Thomas, Jeanette Morris, Maylene Moore

Meeting began at 1:00 p.m.

Old Business:

Maylene Moore reported in regard to Bahia Bay North that she had received all the signed letters from the Windjammer homeowners. By a vote of 17-13 the homeowners agreed to change the living area square footage for building in Bahia Bay North from 2,000 sq. ft. to 1,500 sq. ft. (as same as the requirement in Bahia Bay). Warren Michaels had delivered the results to Jack Wright, President of Charter State Bank. At the advice of the bank lawyer, Mr. Wright will now have to secure the signature of both owners of each lot along Windjammer if only one owner signed the letter. He will also have to obtain the signature of 68% of the owners of the sold lots in Bahia Bay North. The developer of the Bahia Bay North will be required to have any building plans approved by the Bahia Bay Architectural Control Committee including the provision as stated in Article 2:5 that at least one-half (1/2) of the ground area of any such dwelling on pilings shall be enclosed.

Much discussion centered around our Covenants. Many of the articles of our Covenant are now obsolete or out of date . It was decided to postpone work on our Covenants until after the annual meeting in February.

Lyndal Remmert reported on the status of the bulkhead work. Mr. Blankenship will be moving his equipment from Port Lavaca and begin construction in 10 days on one our resident's lot. Lyndal also returned the signed bulkhead construction agreement from the resident for our file.

Warren, B. J., and Maylene attended the informative meeting on October 13 with Property Owner Association representatives from Key Allegro, Harbor Oaks, City by the Sea, La Buena Vida and Neptune Harbor. It was informative to hear the challenges other associations face.

New Business:

The developer of the Islands of Rockport is working with the City of Rockport the bring a sewer line down Business Hwy. 35 to his development. We discussed the portion of Art. 2.9 of our Covenant that states "the septic tank systems shall be discontinued and all sewage systems shall be connected to such public sanitary system within a reasonable time, not to exceed (6) months from the date such public system is available, all at the expense of the owner". Some interpreted this as meaning when the sewer line comes down our street then it would be available for connection. This topic will be discussed at our annual meeting.

Lyndal Remmert is concerned about the power outages that our subdivision has been experiencing. He suggested that several residents go as a group to AEP's Aransas Pass Office for an explanation.

Because of scheduling conflicts our annual meeting has been set for February 16, 2013 at 4 p.m. at the Rockport Yacht Club. Maylene will notify the residents in a letter that will be sent out the 1st of December and this notice will also appear on the annual statement to be mailed out the second week of January.

Art. 6.8 of the Covenant was discussed regarding late payment of assessment. It was agreed that the Directors would have to enforce the amount as stated in Covenant until that time when it is changed.

Norm Charlton will be the new member of the Architectural Control Committee replacing Jana Corkill who has recently moved from our subdivision. A letter regarding this change will be notarized and filed at the Aransas County Courthouse.

Short-term rentals was discussed. It was decided that a survey would be included with the December letter to see if our residents are interested in implementing a long-term rental policy for our subdivision before going to the expense of hiring a lawyer.

Jeanette Morris reported that we had spent \$3,902.50 on the removal of seagrass from the canal this year. This amount is sufficiently under budget and she suggested that Association dues not increase for 2013.

Meeting adjourned at 2:30 p.m.

Submitted by,

Maylene Moore

Recording Secretary