

BBPOA Directors' Meeting

May 22, 2012

Present: Warren Michaels, Lyndal Remmert, B. J. Thomas, Maylene Moore

Absent: Jeanette Morris

Others present: Roger Horan, Gary McAbee, Larry Reed

Meeting began at 2:00 p.m.

- Bulkhead Report: Roger Horan reported that the entrance from the intercoastal had been repaired by Smart Docks. All galvanized bolts have been replaced with stainless steel and our entrance sign has been rehung. Our entrance is now in good condition. He continued with a report on the condition of our sinking bulkheads. He estimated that we presently have 12 to 14 bulkheads that are sinking, some as such as 16 inches. He had received a proposal from Steven Unterbrink who installs vinyl Shoreguard. The estimated cost is between \$300.00 and \$350.00 per foot depending on the amount of labor required to prepare the lot for the seawall. His proposal is for 2"x14' Shoreguard sheets to be jettted down in front of cement bulkhead. A whaler will be bolted to the cement bulkhead every 6 ft. A cement cap would then be poured on top of vinyl seawall. Lyndal Remmert was surprised at the cost and plans to contact Mr. Unterbrink and talk to others about this method of bulkhead replacement. No decision was reached by the Board on the proposal at this time. Warren Michaels will also seek another bid. Because of the cost of these repairs, the Board may need to have a special assessment or raise the annual assessment to pay for these costly repairs. The Board knows that we have a commitment to the owner of 108 Lands End to complete her repairs first.
- Seagrass Removal: Larry Reed reported that he ran an ad in the local paper and received several responses from individuals who were interested in removing the grass. He hired Jim Tassel and his partner, Joshua, at the rate of \$50.00/hr. The men own a truck and trailer to haul the removed grass away. Larry will be in charge of letting the crew know when the grass needs to be removed and for approving their invoice for payment.
- Water Quality: Gary McAbee reported that it has been our practice to test the water in the canal and if the tests are not acceptable to retest. He feels that handling the water testing in this manner is misleading since the results can change from day to day. We know that recreational water is not always safe for swimming for everyone. He suggested that the testing of our canal water should be discontinued and the Board unanimously agreed. He suggested that a statement be put on our website about water contact and swimming at your own risk.
- Landscaping Committee: Since Dorothy Sykes will be moving, Mike Wulf has agreed the chair this committee. Several calls have been received about the sago palms that are blocking the view for drivers as they turn at our entrance. Mike has agreed to look into this situation.
- Treasurer's Report: In the absence of Jeanette no report was available. Discussion on late fees was tabled until next meeting.

- Covenant Committee: Lyndal reported that the committee had met and reviewed some of the changes that need to be made to our existing covenant because of the new Texas law affecting homeowners associations. Other obvious changes need to be made and taken to an attorney for correct verbiage.

Meeting adjourned at 4:15 p.m.

Submitted by:

Maylene Moore

Recording Secretary