

## BBPOA Directors' Meeting

August 8, 2012

Meeting began at 3:30 p.m.

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

Others Present: Roger Horan, Willie Morris, Gary McAbee

Seagrass Removal: Jeanette Morris reported that Amado Rios of Beloved Rivers is now doing the seagrass removal and she or Maylene Moore will be assigned to call Mr. Rios when the grass is compacted enough to be removed from the end of the canal.

Covenants: Dave Smith of Neptune Harbor is trying to get representatives from each homeowner association to revise their covenants to conform to the new Texas HB2761. Maylene suggested that Gary and Dorothy McAbee be our representatives and if possible attend this meeting and to also look into other obvious changes that need to be made to update our existing covenant.

Late Fee: The \$50 late fee for nonpayment of our annual assessment was discussed. Jeanette Morris had received several calls from residents that are refusing to pay this fee. After much discussion it was decided that this charge was assessed because of late payment received after the cut-off date of March 1. This amount will remain on their account until paid. Along with the annual meeting notice, a note will be added to the effect that it is the owner's responsibility to contact a director if they have not received their annual assessment invoice by the end of January.

Bahia Bay North: 13 of the 18 lots in Bahia Bay North have been foreclosed and are now being held by Charter Bank. So that these lots are more marketable, Jack Wright, President of Charter, has asked that the Board amend the covenants of Bahia Bay North so that the square footage for building be changed from 2,000 sq. ft to 1,500 sq. ft. (the square footage required in the Bahia Bay covenant). Mr. Wright stated his attorney said that the BBPOA Board had the authority to "amend" the covenant. As stated in the Bahia Bay North Covenant VI.3: **Any amendment or termination of these restrictions which pertain to the use or building provisions of this instrument must also be approved by a majority of the Bahia Bay Windjammer Owners.** The Board felt that the Windjammer Homeowners should have a vote in deciding on this change. B. J. Thomas is drafting a letter that will be sent

to these homeowners for their vote on this proposal. We are uncertain at this time as to how our Architectural Committee will be involved in any construction on these lots.

Bulkhead Report: The meeting was then turned over to Lyndal Remmert who updated everyone about the Bulkhead Committee plans for repairs to one of our resident's bulkhead. David Blankenship of Tidelands Construction detailed his method of repairing this bulkhead with the cost split between the homeowner and the Association. Mr. Blankenship stated that each bulkhead repair presents different problems and each situation will be have to be analyzed individually. The directors along with the Bulkhead Committee voted unanimously to allow Mr. Blankenship to begin work on repairing this bulkhead. He mentioned because of his workload it would a month to six weeks before he could begin.. Jeanette reported that we now have \$56,031.00 in our canal account. Our Architectural Committee will be advised when work begins since they must be aware of any dock changes.

Meeting adjourned at 5:00 p.m.

Submitted by,

Maylene Moore,  
Recording Secretary