

Board of Directors Meeting

January 4, 2013 10 a.m.

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

Old Business:

Short-term rentals: The Board reviewed the comments that had been received about minimizing short-term rentals in Bahia Bay as stated in the letter that was sent to all residents dated December 2, 2012. Thirteen houses have been identified as rentals. It seems that most complaints occurred when houses are rented for "party purposes". Although each rental property should have received "fridge notes" of neighborhood rules, the Board thought that contacting each owner to secure a contact number that we could call when we see a violation would be effective. The Board is not trying to ban rentals but trying to put a time frame on these rentals to avoid rentals that are disrupting and increasing problems in our neighborhood.

Bulkhead work: Lyndal reported on the bulkhead work that had been completed on two of our residents' lots. The total cost to the Association for this work amounted to \$29,360. The remaining balance in the Canal Fund will be spent on the repair of the bulkhead caps. The Bulkhead Committee is trying to secure a square foot price for repair of the caps. Obviously, if more sinking bulkheads are to be repaired, it will require a special assessment for several years.

New Business:

Annual Meeting: The annual meeting agenda was discussed. Maylene will invite Bill Mills, Jack Chaney, and Judy Vlasek to attend our annual meeting and to update our residents on any concerns that will affect our neighborhood.

Shared Costs: It was discussed that we should send letters to the Ocean Dr. residents who use the Bahia Bay entrance to get to their homes. We would ask on a volunteer basis for a contribution to help defray the cost of keeping our entrance attractive.

Nominations for Director: B. J. Thomas and Maylene Moore have completed their terms and will be retiring from the Board. Tom Berkenkotter will be the recommended for nomination for Director at the annual meeting and of this date no one has agreed to be nominated to fill the Secretary position. Nominations from the floor will be accepted.

Meeting closed at 12:00 p.m.

Respectively submitted,

Maylene Moore