

**Bahia Bay Property Owners Association Special Assessment meeting
—November 9th, 2014 --**

Draft

The Homeowners Association special assessment meeting for Bulkhead Repair began at 1:30 pm. at the Rockport Yacht Club. Seventeen homeowners signed in, some with multiple lots.

All board members were present except for Mary Studer, Secretary.

Lyndal discussed two issues that continue to be a problem for the subdivision.

He indicated that we were having problems with multiple power outages and would be working to have more people to call in to resolve the problem as the electric company indicated no one was calling in to complain although we knew of several that had. Apparently multiple lines are involved.

He also shared that he wants to engage several other neighborhoods to work together with us to get the highway litter picked up on the state highway business 35 (located before City By the Sea subdivision coming into Rockport and going North past the Palm Harbor subdivision).

Lyndal Remmert went over the rules for a special assessment vote that require 51 percent approval by those attending or by proxy for a special assessment. He indicated the covenants require the association to repair the bulkheads and we must have more resources to move forward. This will be in addition to an amount in the operating budget that does not cover enough for one full bulkhead/cap repair.

A comprehensive plan was reviewed for four years that included the addition of \$537 per lot annually for bulkhead repairs.(see attached). Lyndal indicated the board had to get approval annually to continue the special assessment per the covenant and costs may go up or down as well as there could be some priorities that shift. The dues would remain at \$363 per lot for 2015 and that late fees will be charged on April 1st of the year for late dues and/or special assessment.

Roger Horan and Ron Simmons shared the documentation of who/where the lots were that needed repair and requested all who are on the list to contact them to make sure they had details to make the priority list for next year. Otherwise they would use the current listing. A map with needed bulkhead repairs was available for all to review, along with the addresses.

Proxy votes were counted along with three votes called in during the meeting with documentation provided by email. The vote carried with 40 yes and 3 no.

Draft by Joellen Simmons