

**Unofficial Copy Until Approved at Annual Meeting 2017**

**Bahia Bay Property Owners Association Annual Meeting**

**Saturday, February 20<sup>th</sup>, 2016**

**Call to Order - 2:00 pm**

Lyndal Remmert, President of Bahia Bay Board, called the meeting to order. We then said the pledge of Allegiance to the flag to start the meeting. He introduced the Guest Speaker, County Commissioner Jack Cheney. Sheriff Bill Mills was also scheduled but unable to attend.

Commissioner Jack Cheney discussed Cedar Bayou and what a huge success it was to the area waterways. Blue crabs are back in abundance and the whooping cranes enjoyed their main source of food. Aransas County doesn't have a water district, and our water consumption comes from San Patricio County. He reminded all residents to use the local Transfer Station near the airport. Metal is free, wood is 2 cents/lb., and garbage is 5 cents/lb. He also discussed the newest flood plain regulations. Under the new regulations, the lowest part of the home or any building attached to the home is considered the level above sea level. Most homes will be grandfathered in. A County Engineer will assist in getting any discrepancies calculated. A question was asked about who and when restocking is done. Texas Parks and Wildlife restock the bays according to the counts. TxDot is placing rumble strips in center of Hwy.35 to decrease accidents. This practice has already proven effective in decreasing automobile accidents where they have been placed. It was asked about what is being done to take care of mosquitoes, expected to return this spring. Malathion has been ordered to start spraying as soon as it is needed.

The Board introduced themselves, and the new homeowners stood and introduced themselves.

**Approval of Minutes of Annual Meeting February 21, 2015**

Lyndal Remmert asked for a motion to accept the Minutes from last year as presented in the handout, and also on our website. Motion was made and seconded, and unanimously approved.

**Treasurer's Report for 2015**

Joellen Simmons gave the report, comparing what was budgeted and what was spent. She also compared it to the new budget for 2016. We did have excess in the Operating fund, mostly due to no grass removal from the canals, which is usually \$6000/year. We did overspend in Bulkhead fund, due to an emergency repair at the entrance to fix the north side gate. She also went over the Assessment money, and how 1/3 of Dues and all of the Assessment money went to the Bulkhead fund. Budget total for 2015 was \$110,700 and spent was \$102,911. Budget total for 2016

is \$115,128. The Operating budget is \$34,809, and the Bulkhead budget is \$80,319. The Dues will be \$399/lot for 2016, and the Assessment will be \$537/lot.

### **President's Letter**

Lyndal Remmert reviewed the President's letter sent out to Homeowners a month or so before the annual meeting. He discussed the Bulkhead repair and plan for the future. He reported that AEP had replaced some electric wiring and the frequent brownouts we had in the past have been eliminated. Our Neighborhood Watch Program is up and running smoothly. The Board has been working on rewriting the Covenants and By/laws for the Association. They are currently at the lawyers for review.

### **Bulkhead Committee**

Ron Simmons and Roger Horan reported on the Bulkhead repair and maintenance. In 2015, 4 bulkheads and 5 caps were scheduled to be repaired. Due to the emergency repair of the canal entrance gate, which cost \$7800, only 1 cap was repaired, along with 4 bulkheads. \$80,296 was budgeted for 2015, and \$82,047 was spent. Three bulkheads, covering 4 lots, are scheduled to be repaired for 2016, and are budgeted for \$69,238.

### **Architectural Control Committee**

The ACC report was given by the Chairman, Norm Charlton. He reported that one new home was completed and another has been under construction for the year. The majority of repairs have been repairing aging docks and boatlifts. There have been a few pools added last year. He did report that most contractors, especially related to boat dock and lift work, have a delay in start time from 6-8 weeks.

### **Landscape Committee**

Bill Williams took over as Chairman of the Committee last spring. He reported that the front entrance beds were all re-planted with knockout roses, and mulched. Mike Wulf keeps the flag flying at the entrance and the lighting and sign in good condition.

### **Neighborhood Watch Program**

Joellen Simmons gave a report on all the activity in the neighborhood, and keeps us updated monthly on issues that occur. We did have some thefts from mailboxes, front porches, garages, and boats. She reminds us to keep a light on in front and canal side of homes on a motion sensor. All trash needs to be put in bins or bags, especially be careful to keep trash out of the canal. Contact with Joellen and block captains will get a quick response from law enforcement.

## **New Business:**

### **Budget for 2016**

The Operating budget for 2016 total revenue is \$34,809. The Annual Dues bring in \$49,077, and one third are transferred to the Bulkhead fund, which is \$14,268. The special assessment brings in \$66,051, plus the \$14,268 from Operating gives the Bulkhead budget at \$80,319.

Joellen explained we historically have from \$30,000-\$38,000 in the bank that rolls over at the end of December. The money comes from unexpended funds or more revenue collected from prior years not spent over the course of many years of existence. Some of the money covers our January through April bills, as checks are still clearing from the prior years as well as the first quarter of the new year. Dues for the upcoming year are deposited up through April. It was explained that the Covenants allow homeowners a period of time to mail in their checks for the dues, even though the budget starts January 1<sup>st</sup> of the new year. Without the carry-over funds, we could not pay our Operating bills during this period. Lyndal explained that we are working on the Covenants to tighten up the process for collecting the dues.

### **Vote**

A written vote was taken from all Owners present to continue the Assessment at \$537/lot. 100% of the 43 Homeowners present approved. There were 16 proxies that also approved. The Treasurer will notify the CPA so notices can be mailed to each Homeowner.

It was suggested that the budget be put on the website so that Homeowners can view the expenditures before the yearly meeting. The Treasurer agreed. It was also suggested that the yearly meeting be in January, so that the monies can be collected by the end of January. Even though the Dues are due by the end of January, some Homeowners don't pay until the end of March. This makes it difficult to pay bills the first two months of the year.

Lyndal Remmert adjourned the meeting at 4:10pm.

Respectfully submitted,

Deedy Studer

Secretary