

**BAHIA BAY PROPERTY OWNER'S ASSOCIATION  
PO BOX 2065  
ROCKPORT, TEXAS 78381**

**Annual Board Meeting 02/08/2020**

They're being a Quorum present, twenty-five Property Owners, the Annual Meeting was called to order at 12:30 pm. by Tom Mikulastik President. Members present are Mike Socha, Director, Karen Davenport, Treasurer and Sherry Otto, Secretary.

**I. Election of Officers**

Karen Davenport as Treasurer  
Sherry Otto as Secretary  
Unanimous approval by members present.

**II. New Property Owners introduced**

**III. Review and approve February 23, 2019 minutes from 2019 Annual Meeting.**

No further questions, motion was made to approve the 2019 minutes and approved by members present.

**IV. Committee Reports** were presented by Tom Mikulastik as President followed by the President's Message. Progress has been made since Hurricane Harvey. Tom M. asked for owner participation with all complaints or suggestions be made to him on all matters. We now have 25 mph speed signs installed. Our new entrance is complete thanks to Pat and John Enstrom and their hard work. 2020 Goals and Issues are keeping our front lighting systems up and running, block captain communication, security cameras and boat dock/lifts in working order. Tom M. thanked Ron Simmons and Roger Horan for their past service on bulkhead committee and announced that David Davenport, Richard Hyde and Mike Socha would be heading our committee. Many thanks for volunteers were given for all newly appointed positions.

**V. Financials**

Karen Davenport presented the 12 Month Income Statement and Budget for 2019 and proposed 2020 Operating Budget. This information is available to view on the BBPOA website. Motioned was made and approved by members present.

**VI. Annexation**

Richard Hyde discussed the annexation attempt by The City of Aransas Pass. The City of Aransas Pass continues to attempt to move forward on annexation. They have put annexation into 4 Phases. If it moves forward the canal communities (City by the Sea, La Buena Vista, Islands of Rockport, Bahia Bay and parts of Palm Harbor) would be in Phase 4. The Citizens for Responsible Annexation which BBPOA is a part of continues to fight the annexation. During the recent Texas state legislative session, a bill was passed and signed by the Governor that went into effect May 24, 2019 that would prevent forced annexation such

as cities have now. Aransas Pass in an apparent attempt to circumvent that law met in a City Council meeting May 17, 2019 and passed a resolution (2019-893) that directed the City Manager to develop a Service plan for approximately 21,000 acres which represents the balance of land within the Aransas Pass ETJ including the canal communities.

The lawyer for the Rockport Terminals has filed a Petition called a Quo Warrantu that basically says that the City Council and the Mayor have acted wrongly during this process and asked that the Resolution 2019-893 be voided. In addition he asked that the Aransas County Commissioners support this petition by directing the Aransas County District Attorney to participate. At an Aransas County Commissioners Court meeting July 25th the Commissioners agreed to support the Aransas County District Attorney in pursuing this petition. The Aransas County District Attorney told the audience that she would pursue all avenues to resolve the issue. The Commissioners cannot force the Aransas County District Attorney to take any action, but they have publicly showed that they support her actions. Commissioner Chaney who represents us is the lead Commissioner on this and has done a lot of work for us. To date the District Clerk has not done the necessary paperwork to file the lawsuit.

**VII. Bulkhead**

In summary BBPOA is the only canal community that maintains the bulkheads which makes it a prime real estate investment. David Davenport reported there were 4 bulkhead repairs and 1 cap repair along with repair to the North and South Gate Wall entrance from the ICW. Proposed 2020 Budget is \$66,051.00 for known/pending repairs as of 01/26/20 according to Mike Socha. The Committee members discussed the hiring of an Engineering Company to assess the current status of completed/pending strengths and weaknesses of bulkhead and cap repairs as well as potential long-term maintenance plan to extend the expected life bulkhead system.

**VIII. Seagrass/Landscape** reports were shown by Tom M on TV screen. No expense for seagrass in 2019 and the \$6,000.00 was carried over to 2020. The landscape budget is \$10,000.00 for 2020 and Tom M. as contracted one Landscape Company to provide service to our areas at a cost of \$6.67 per homeowner. Pat and John Endstrom have resigned their positions and we now have an opening should anyone wish to volunteer.

**IX. Bahia Bay Drainage Project** was reported by Tom M., President. Aransas County has hired (2019) Engineer Firm to deliver Bahia Bay Watershed Drainage Improvements:

1. Study completed and on file with County
2. Actual construction specifications, request for proposals, contractor selection and construction of improvements all require Grants which has to date not been awarded
3. Grant funds may take 1-2 years with completion of improvements an additional 1-2 years.

- X. Old Business:** Tom M. reported the status of 324 Lands End, Wind Residence. Questions were raised about flammable liquids inside home and fire danger. Also questioned the boat dangling in the water and the danger it presents should it fall in canal and damage other docks/boats or bulkhead. Tom M. will be addressing these concerns with legal assistance.
- XI. Special Meeting #1.** No further Old Business the meeting was adjourned, and announcement of a Special Meeting #1 was called. Being a quorum present Tom M. called the meeting to order to vote/approve the Special Assessment of \$537.00 for Canal/Bulkhead Management. Assessment was approved. Tom M. adjourned Special Meeting #1 and called to order Special Meeting #2.
- XII. Special Meeting #2.** Being a quorum present, Tom M. called the meeting to order to vote/collect Ballots for the 2020 Covenants and Restrictions and Bylaws. The Meeting was adjourned by Tom M. Votes were counted at 67% of property owners and the Revised Covenants and Restrictions and Bylaws were approved. These documents will be recorded in the Aransas County Courthouse and be posted on the BBPOA Website.

There being no further business, the meeting was adjourned at 2:15 pm.

Respectfully submitted,

Sherry Otto  
Secretary