**Bahia Bay HOA**

**Board of Directors Meeting**

**March 13, 2022 2:00 PM**

**314 Land’s End St.**

**Rockport, TX 78382**

1. **Call to Order**
2. **Agenda:**
3. **Discuss action for 2022 Special Assessment for Bulkhead Management.**
4. **Discuss future Bulkhead Management funding.**
5. **Discuss New Developments and Barrier update for BBPOA and future planning.**
6. **Review 2022 Operating Budget to date.**
7. **Approve Rick Rothwell as BOD Secretary.**
8. **Discuss future face to face BBPOA Member Meetings.**
9. **Discuss meeting with David Reed, Aransas County Engineer, to review the Drainage Project for Bahia Bay Subdivision.**

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**Guest at the Bahia Bay HOA Special Meeting was David Reed, Aransas County Engineer. David presented the drawings for the Aransas County Drainage Project showing the drainage and impact of the new culverts coming across the highway into the Canal at the entrance of bulkhead. There will be box culverts consisting of two 4 x 4 concrete structures going into the bulkhead. The money is coming from a Grant, The American Rescue Plan, which is available at this time. Work is expected to begin in 2 to 3 months. Traffic controlled was discussed as to notifying the HOA as soon as possible. Replacement of existing entrance and irrigation system will be replaced by Aransas County. Pollutant prevention will be evaluated by Aransas County and addressed prior to the installation. All expenses will be covered by the Grant to Aransas County. At this time the Surveyor will need to survey and determine if it is on private property. That survey will determine if Aransas County will need a drainage/construction easement from the existing HOA. David Reed stated that he believed the entire project may take 4 months. Residents of Land’s End will be able to access the street either by putting in a detour by TXDOT and perhaps a temporary road. This summer is as soon as possible for the project to begin because of grant approval and working with TXDOT and then hiring a Contractor after bids have been submitted. Tom M. will advise the HOA of the expected timeline when more as been done by the State and County. The Board thanked David Reed for coming in to meet with us so that the Board can stay apprised of the project.**

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**Call to Order:**

**Tom Mikulastik, President, Mike Socha, Director, Laura Kocian, Treasurer, Sherry Otto, Secretary and Rick Rothwell, Secretary at Large, present at the meeting which began at 2.25 pm.**

**Agenda as follows:**

**Discussion on the 2022 Special Assessment was presented by Tom M. in which there wasn’t enough votes by the HOA to approve. The HOA votes were basically tied as to approving a Special Assessment for the year 2022 from the initial vote and the second vote. With that poor response from the 123 homeowners in which we averaged about one half of votes from, it was decided that there would not be a Special Assessment put in place. Tom M. discussed the 7.4 Covenants Section regarding the maintenance which states the HOA MAY have a Special Assessment. Then if you read Article 8.1 under Maintenance the HOA will maintain and improve the canals in the subdivision deemed necessary. Discussion of the necessity of a separate fund for the Special Assessment was brought to the table as to why the HOA needed two funds. The BOD believes that the Bulkhead funding should be included in the Operating funds and that the Special Assessment funding should be needed for other special assessments which are used for other instances.**

**Mike Socha discussed that the two caps are the only expected repairs for the year 2022. Tom M. discussed future funding of bulkhead repairs. In review, past 6-7 years, the HOA hasn’t spent over the amount of money that was collected for bulkhead repair. In fact there were a couple of years that money from the operating account was used to complete bulkhead work. However as of today no requests for bulkhead repair has been submitted. Tom M. and Mike S. agreed that we could not collect money for bulkhead work and incorporate it into the general fund because that money may accumulate and not be used. Should a necessary special assessment be needed for other reasons it will be voted upon at that time. At the next Annual Meeting discussion will be brought to the members to increase annual dues or vote to retain a Special Assessment strictly for bulkhead/caps. Tom M. stated that the HOA will not fund any future canal projects for 2022 other than the two on the budget. Any future repairs brought to the BOD will be funded in 2023 which will require a special assessment vote. Proposal was brought to the BOD’s to change the 2022 Canal Budget to zero, pay for the two cap repairs brought to them in 2021, using the funding from 2021. The vote was unanimous by the BOD’s. spoke with Michelle Shedd**

**The Financials YTD was presented by Laura K. therefore, all agreed that it looked good. Laura K. spoke with Michelle Shedd regarding the Vanguard Account at Wells Fargo Bank about not having current statements and the inconsistency of the financial statement ytd. Tom M. proposed that the Vanguard Account be closed and moved into a Regular Savings Account or a one year CD at Wells Fargo Bank. Laura K. is to meet with Joellen Simmons, previous Treasurer, and get that money transferred as soon as possible.**

**Tom M. discussed his meeting with Kee Kee Ayala, Developer at Islands of Rockport. The Developer said that they will have 12 homes that may use Land’s End as an entrance. There may be a gated entrance at that location. Land’s End will not be used as a construction entrance. Any damage made by the Developer and crews will be repaired by them at no cost to Bahia Bay Subdivision. Rick R. suggested that Kee Kee meet with the BOD’s to meet and have a discussion regarding construction of ISOR. The property located on Land’s End behind the Rockport Cottages has been purchased by the Builder who is currently building the Ocean Reef Cottages and there will be 16 homes built at that location. Aransas County will be building the Getaway St. for homeowner access. Discussion was brought about to invite the current and future homeowners into our Association. The Barrier update shows BBHOA does not own an easement on Windjammer as it was traded for the green area outside of Bahia Bay for the right of way to the current homes on North Bahia Bay.**

**Tom M. announced that Rick Rothwell volunteered to replace Sherry Otto as the Secretary and it was seconded by Tom M. and Laura K. All approved the motion and thanked Sherry for her work. The BOD’s will remain an odd number of 5 Board Members which serve as Committee Director’s. A transition of records will be made after the first of April between Sherry and Rick. Laura K. holds the key to the Climate Controlled Storage if Rick Rothwell needs those previous records.**

**Discussion was made to address the current state of building around the BB Subdivision and to meet with the Builders and Developers, so we keep apprised of current situations. Future meetings were discussed by Tom M. and it was decided that we announce that we move forward on a Block Party. Rick R. suggested that we have more than one meeting to allow nonresidents to meet if they aren’t available during the week. The Annual Meeting will remain the same as previous years.**

**The Islands of Rockport and Palm Harbor are utilizing the Air Curtains for the seagrass issues that occur during the summer months. The Board would like to investigate doing a similar system to keep our canals free from the drifting seagrass. Mike Socha will begin investigating the use for the Air Curtain at our canal entrance.**

**No further business to discuss the meeting was adjourned by Tom M.**

**Respectfully Submitted,**

**Sherry Otto**

**Secretary, BBPOA**