**Bahia Bay HOA**

**Board of Directors Meeting**

**August 30th, 2022 6:00 PM**

**314 Land’s End St.**

**Rockport, TX 78382**

**Agenda**

1. **Review and Approve minutes**
2. **Review 2022 YTD Financials**
3. **Bulkhead Management Current and Future Funding**
4. **Architectural Committee issues**
5. **Old Business: New development issues, expansion of BBPOA, gated community, County Drainage Plan schedule**
6. **New Business: Insurance for bulkhead and canal entrance gate coverage. VRBO complaints with possible solutions**
7. **Plan October Social**

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**Call to Order:**

**Tom Mikulastik-President, Mike Socha-Director, Larry Myers-Director, Laura Kocian - Treasurer, Rick Rothwell,- Secretary all present at the meeting which began at 6:00 pm.**

**Minutes Review:**

 **Tom pointed out that the funding for bulk heads has always been used and it always went above the budget. Mike agreed. Corrections to minutes made. Minutes approved by Rick Rothwell and second approval by Laura treasurer.**

**Financials Review:**

**Laura discussed with all. The only increase of money spent was landscaping and seagrass. Healthy financials continue. Water irrigation for front entrance will be shut off because of all the rain and the work to be done by Aransas County on drainage project. Financials approved Larry and second approval by Laura treasurer.**

**Bulkhead Review:**

**Mike Socha discussed that there are no bulkhead repairs on the books. Tom discussed with board that a decision needs to be made on increasing the annual dues or create a special assessment for bulkhead repairs. The board decided that this will be discussed in our annual meeting in Feb 2023. We will have a vote with neighborhood if special assessment or increase dues are needed. Insurance for the HOA will be investigated by Laura and what the cost would be. GS insurance will be one of the carriers Laura will reach out too.**

**Tom M. stated again that the HOA will not fund any future canal projects at this time. We have no budget for it. Any future repairs brought to the BOD will be funded in 2023 which will require a special assessment vote. Depth of canal discussed on who owns and what can the HOA do about it. The concern is the depth of canal, and it is becoming more of a hazard for larger boats. Research will be done on who owns the sand/dirt at the bottom the canal. Dredging is the topic. Mike will investigate.**

**Architectural Committee Review:**

**Larry gave update. All is good. Submitting drawings for all projects is the best approach for the committee to review.**

**New Development Review:**

**The board is not responsible for any projects on the strip on Windjammer (North) and Estes (South). All those lots are individual properties. Concerns continue regarding houses being built all around Bahia Bay Neighborhood. No legal solution HOA can pursue at this time that we know of. IOR project and Estes drive being connected to RT35 continues. Houses on Windjammer being built will continue. Solutions for traffic and housing development are a gated community and expanding the HOA. A gated community would impact the neighborhood financials significantly. This idea will be discussed at the annual meeting in Feb 2023. Discussions with non-Bahia Bay neighbors will begin on seeing if they are interested in joining at a reduced rate since they are not on the canal. This will help the gated community with dues and the expense of a gated community.**

**Aransas County Drainage Project Review:**

**Award has been made to a contactor for this drainage project. Similar project was completed at Palm Harbor entrance. Work is expected to start in November. 60 days to complete once started. Traffic control and alternative road still TBD. Replacement of existing entrance and irrigation system will be replaced by Aransas County. Pollutant prevention is still being evaluated by Aransas County and addressed prior to the installation. All expenses will be covered by the Grant to Aransas County. Tom M. will continue to advise the HOA of the expected timeline when more info comes in by the State and County. Tom will be present for pre-construction meeting. Canal depth will be discussed, and possible solutions created. Grant money an option for canal dredging.**

 **Short Term Rental Complaints (VRBO) Review:**

**Suggestion of an approved HOA rental management company will be discussed at annual meeting. All present at meeting including the board agree, this is a challenge, and it needs to be addressed. The neighborhood has several rental property management companies currently. Management companies are not responsible for complaints. Homeowners are. Fines will be discussed at annual meeting in February 2023.**

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

**Respectfully Submitted,**

**Rick Rothwell**

**Secretary, BBPOA**