**Bahia Bay Board of Directors Special Meeting**

**February 8, 2022 12:30 pm**

**314 Land’s End, Rockport, TX 78382**

Members Present: Tom Mikulastik, President, Mike Socha, Director, Larry Myers, Director, Laura Kocian, Treasurer, and Sherry Otto, Secretary

Guests present: Rick Rothwell, Joellen Simmons and George Kocian

The meeting was called to order at 12:30 pm by Tom Mikulastik in accordance with the Bahia Bay Bylaws, Section 2.05 whereas no notice to members regarding the meeting is required.

Purpose of the Meeting:

1. Propose to the BOD to create a Development Impact Committee to look into and research and recommend to the BOD any actions needed regarding the new and planned developments surrounding Bahia Bay.
2. Zoom Meeting: Attorney Leah Burton, at the request of the BOD, regarding the perimeter border of Bahia Bay Subdivision. The B.O.D’s are researching where and what legal means the subdivision has on crossing the barrier.
3. B.O. D’s to discuss the 2022 Budget, Special Assessment and B.O.D Officers elected.

Meeting Minutes:

According to the Bahia Bay Bylaws the B.O.D. can create a committee therefore one was created to be called the Development Impact Committee. The Committee will report direct to Tom M. and the B.O. D’s. The Committee Members are: Tom M., Mike S., Rick R. Joellen S. and George K. All members were appointed and will serve a one-year term. No funding is required at this time. All actions will be approved by the Board in 2022.

First order of business: Rick Rothwell introduced the Attorney, Leah Burton, via a Zoom meeting. Purpose of the meeting is what legal action Bahia Bay has and what actions can be taken legally by Bahia Bay Subdivision regarding crossing the barrier. Tom M. is to send the Attorney the H.O.A. Plat showing the perimeter barriers. Leah Burton is to email Tom M. the Attorney fees and information regarding the firm she represents. After review of the information sent by Tom M. and Leah Burton further board meetings will be required to address the hiring of Leah Burton and a fee structure if necessary.

No further business to discuss the Development Impact Committee adjourned.

The B.O.D’s Meeting was called to order by Tom M. to discuss the Proposed 2022 Budget, Special Assessment and Directors. After review of the votes submitted by H.O.A. Members it was decided by the Board that reducing the Special Assessment was in order. Tom M. will prepare an email specifying the Bulkhead/Canal Funding expenses in previous years which should give the homeowners an insight into costs. Another vote will be required by homeowners so that the Proposed Budget and Special Assessment can be updated.

The option of having an in person annual meeting was discussed. The requirement of an announcement of 30 days to the H.O.A. is needed. After further discussion it was decided that an adjustment to the Special Assessment was in order due to the time frame and the other homeowners concerns regarding their bulkhead. Tom M. will send out an email and Sherry O. will be taking vote count via electronic mail.

No further items to be discussed the Tom Mikulastik, President, adjourned the meeting.

Respectfully submitted,

Sherry Otto

Secretary, BBPOA