

Bahia Bay Property Owners' Association Annual Meeting
February 3, 2007

I. Call to order

- A. President Ruben Corkill called the meeting to order at 2:00 by introducing officers and special guest, Commissioner Oscar Pena.
- B. Ruben asked everyone to introduce him or herself and give their addresses.
- C. There were 51 members present.

II. Written transactions of 2006

1. It was moved by Norm Charleston to approve the minutes as presented. It was seconded and passed by a 50 to 1 vote.
2. Secretary "Sam" Kenny had copies of the amended by-laws. They are also on the website. The number of Directors on the BBPOA Board was changed from "three" to "five" as previously approved by the main membership.

III. Consider approval of treasurer's report

1. Larry Moore said there was an outstanding amount owed in the canal fund due to one owner not paying his assessment.
2. Our 5.1% rate on our Vanguard account is good.
3. Accounting has been turned over to Michael Arnold
4. Larry Reed was recognized for his hard, accurate work as Treasurer
5. Suggests a \$170 maintenance assessment for operating expenses.
6. Motion made by Willie Morris, seconded by Randy Chandler. Approval of the treasurer's report passed unanimously.

IV. Committee Reports

1. B.J. Thomas directed us to the **Architectural Control** report and said everything went OK this year. Two house modifications, a fence, and eight boat lifts/docks were approved.
2. Farrel Beck explained the **Water Quality** report. Our water in the canal is acceptable in all areas. Farrel would like to be replaced after three years on this position. Good job Farrel.
3. Don Hennigan explained the **Bulkhead** report.
 - A. Correction of handout. \$49,000 spent should be \$70,800.
 - B. Not a single lot, even if it appeared to be in good shape, took less than 3 cubic yards of slurry. Some took 17 cubic yards.
 - C. For every \$1.00 spent created \$10.00 saved in the future.
 - D. Don reminded everyone to be ever vigil for holes in their yards because this erosion will only get worse as our subdivision ages.
 - E. Approximately 80% of the lots have been repaired.
 - F. Comments from the floor
 - a. Harrilyn Tipton said "Good job. We should never let it go and get as bad as her bulkhead had become."
 - b. George Kelly reiterated, "Good job!"
 - c. Gary McAbee said, " Think of the comparison - \$28,000 individual's dollars or the common sense approach that we're doing."
4. Chairman Lydia Whitwell gave **Landscaping** report.
 - A. Widening of front entrance with curbing. County should do this according to precedents set by Palm Harbor and City by the Sea.

- B. Dirt is available to fill in Bahia Bay "lakes" but hauling is expensive.
- C. Suggest clearing the "Green Space" acquired in the Robertson's subdivision exchange but still keep the trees to keep down road noise.
- D. New Landscaping committee
 - 1. Chairman Steve Warwick
 - 2. Other new members are Jim Sykes and Mike Wulf who "love" to landscape
 - 3. Thanks to Lydia Whitwell for her service as chairperson.
- 5. **Commissioner Oscar Pena** added facts important to this subdivision.
 - A. Discussion of "giving" the county the right of way to enlarge entrance.
 - B. At the present time, we will not be annexed. A line through our subdivision divides us between Aransas Pass and Rockport.
 - C. Water standing on Lands' End is a problem with a lady pumping water on the other side of Lands' End. County can't do anything about it.
 - D. A developer near here is contemplating \$1,000,000 sewer line. Oscar is hoping he will do it to help all of us.
 - E. Clog canal drainpipes mentioned by Harrilyn will be cleared by the county if Oscar gets a map from Merlin or Farrel.
- 6. **Navigation Commissioner Merlin Hardegen** gave a report about the Harbor Improvements coming from the recent passed bond.
 - A. 45 more boat slips will be added to the city harbor.
 - B. Jetty 550' off of Market Street
 - C. North of Cove Harbor boat slips, stores, new bathrooms, fishing and cleaning stations, and a ramp for larger boats will be added.
 - D. Pegasus Bay Harbor dredged two times deeper.
 - E. Our water entrance is out of the Navigation District.
- 7. **Covenant Committee** report by Randy Chandler was addressed by Ruben.
 - A. \$3,000 retainer fee for committee's lawyer was too much.
 - B. Our lawyer can handle smaller things as needed.
 - C. Covenants were redone in 2000.
 - D. Chairman Randy Chandler said his committee is ready to work but must get go ahead from the Board.

V. Report on **Bahia Bay North** subdivision being developed by Gene Robertson north of Windjammer,

- A. Bahia Bay has rights to green space near 35. No businesses.
- B. Eighteen lots with as strong or stronger deed restrictions as Bahia Bay's. (2000 sq. ft. rather than our 1500 sq. ft., closed garage, concrete driveways)
- C. These lots will have no assessments.
- D. Discussion **Bahia Bay II** - south of Lands' End
 - 1. Harrilyn raised questions about if Bahia Bay II assessments are in accordance with the Covenants paragraph 6.6. Ruben will check with attorney.
 - 2. Randy stated the covenants are correct and all present property owners should pay equal assessments. Sam re-iterated Randy's statement that the assessments are correct according to the Covenants and that he agrees that all should pay their assessments as set.

VI. New Business

1. Bulkhead assessment of \$130 presented by Don Hennigan was motioned, seconded and discussion followed.
 1. A portion of this assessment will be used to repair water entrance, which is going to be difficult.
 2. Don suggested that in the future the bulkhead assessment and the operating expenses could be combined.
 3. Norm Charlton reiterated voting for one year operating expenses plus special assessment is correct by the Covenants.
 4. Jerry Simmons raised some concerns about the assessments.
 5. Recess - Randy Chandler motioned for a 5-minute recess. It was seconded, and was granted.
2. Approval of Budget presented by Larry Moore and Don Hennigan
 1. Lydia asked for more money for landscaping. The committee will determine specific amount needed.
 2. Randy offered a front-end loader to spread dirt on the front entrance.
 3. Randy motioned and Willie seconded approval of the 2007 Budget including operating expenses of \$170 and bulkhead maintenance of \$130 as it was presented.
 4. The chair accepted that motion with the stipulation that he would ask our attorney if the assessments were legal.
 5. The motion passed 51-0

VII. Election of Directors

1. Board nominated "Sam" Kenny and Gary McAbee to 3 year terms.
2. Randy Chandler was nominated from the floor.
3. Sam asked that the candidates remain in the room.
4. Voting results Gary McAbee 41, "Sam" Kenny 41, Randy Chandler 14. Gary and Sam will continue in their present positions.

VIII. Other Business

1. Dredging of canals was discussed
2. Extending Windjammer was discussed
3. Picnic at Yacht Club with volunteer Chairpersons
 - A. Bea Warwick, Jeanette Morris, Eloise Hennigan
 - B. Suggestion to look into catering.

Adjourned 4:05

Farrel Beck made a compassionate suggestion that we remember two of our neighbors that we lost this year. Our sympathies are extended to the families of J. R. Raynor and George Freeman.

***Ruben checked with our attorney and the \$170 and \$130 assessments are valid.**