

Bahia Bay Board of Directors Meeting

December 1, 2010

The Board of Directors met on December 1, 2010 at 10:00 a.m.

Attending: B. J. Thomas, Dorothy McAbee, Michael Wulf, Warren Michaels, Maylene Moore
Larry Moore, Annexation Committee; George Kelly, Jana Corkill, Gary McAbee, Architectural
Control Committee; Lyndal Remmert, resident

Larry Moore informed the Board that during his absence, Dorothy McAbee would be attending the CRA meetings in his place and keeping the Board informed of any new annexation issues.

The Architectural Control Committee asked for a variance to the Covenant regarding an addition to the Remmert residence. A very small section of his addition encroaches in the 20 ft. setback area. The Board unanimously supported this variance that was approved by the ACC. George Kelly will confirm this decision in writing to Mr. Remmert that under no circumstance will this open structure ever be enclosed. The Committee also asked the Directors for clarification in the Covenants as to what constitutes a "structure". Letters will also be sent to several residents about the conditions of their fences, boat lifts and unmaintained vegetation.

In Bulkhead Committee Chairman's absence, Maylene reported that Mr. McQueen has been in contact with Kyle Alston about work on the fence at the entrance and also about other bulkhead work that needs attention. He is also looking for someone that does the "slug" pumping behind the bulkhead.

The Directors voted unanimously to leave the annual assessment for 2011 at \$300 and statements will be sent out next week. The Directors are gathering information on the cost of dredging parts of our canal system and hope to have the information available at the annual meeting. The annual meeting will be held on February 19, 2011 at 4:00 p.m. at the Rockport Yacht Club.

Meeting adjourned at 11:20 a.m.

Maylene Moore, Secretary

