

Bay Point Property Owners Association, Inc.
Dec. 9.2023-Budget Meeting
Held at Calhoun County Library
200 Mahan, Port Lavaca, Texas

1. Call to Order:

- President Laurence Julien called to order at 9:30 a.m Board directors present are President Laurence Julien, Treasurer Leather McCall, Secretary Sheryl Ayres.

2. Establish Quorum:

- 5 members present Ollie Busby, Laura De La Garza, Randy Gonzales, Larry Nichols, Charles Winegar. 3 board directors present. 12 proxies 5 for quorum and voting and 7 for quorum only. Quorum is met by members present and proxies. Proxies verified by directors and this established quorum.

3. Proof of Notice:

- As per Texas Property Code Section 209.0051, members shall be given notice of date, hour, place, and general subject of regular meeting. When notifying by USPS the members should be notified at the current address on record with Bay Point P.O.A. Mailings should be mailed no less than ten{10} days but no more than{60} days prior to meeting. Notice will be deemed given on the date postmark.
- Board of directors Laurence Julien, Leather McCall, Sheryl Ayres verified postmark on envelope November 16.2023, meeting the time constraints set forth by law.

4. Review of Financial Report YTD as of 11/30/2023:

- The projected shortfall for 2023 was roughly \$17,000 but the actual shortfall was about \$11,000 due to the reason we collected about \$5,200 in unpaid past dues. There is \$11,516.50 in unpaid assessments and \$960 in overpaid assessments. 2023 Overall budget was met and the P.O.A. retained \$72,566.21 in reserves.

5. Budget Proposals for Year 2024:

- **President Laurence Julien presents 6 proposals:**
 - 1) Keep the P.O.A. fees the same at \$475,00 with no increase. Motion to pass by Ollie Busby 2nd by Leather McCall.
 - 2) Base Budget on 94% Total P.O.A. Assessments Fees this will avoid cash flow issues. Motion to pass proposed by Laura De La Garza 2nd by Larry Nichols.
 - 3) There is \$ 8,000 in the 2024 budget proposal for Property Improvements. Proposal to earmark \$5,000 to be spent for repairs on pier (lights ect.) The remaining \$3,000 to be used to patch roads. Motion to pass by Laura De La Garza 2nd by Larry Nicholas.
 - 4) Reappoint The Tax Depot at the same current cost. Leather motioned to pass Laurence Julien 2nd.
 - 5) Keep all taxes on P.O.A. property paid and current. Taxes are \$10.Motion to pass by Sheryl Ayres 2nd by Laura De La Garza.
 - 6) Past Due/Late Fee Payment Penalties.
 - a. Covenants allow for 18% Late Fee
 - b. 18% of Current \$475=\$85.50 (\$325.=50)
 - c. On current Items charge late fee in 2 amounts
 1. \$40 charged if unpaid in full on April 1 of the current year

2. \$40 charged if unpaid in full on Jan 1 of the next year
d. Each year thereafter charge the full late fee (\$80 or \$50) on Jan 1.
This simplifies the process for the accountant and members. Motion to approve Proposal #6 by
Leather McCall 2nd by Ollie Busby.

All 6 proposals were unanimously approved by all. The 2024 Budget approval motioned by
Larry Nichols and 2nd by Ollie Busby. 2024 Budget Proposal passed by all.

6. Other Business:

- Look at possibility to pass the fee to members that use the feature for on-line payments. Ask The Tax Depot if this is an option.
- Waterfront properties with obstructed views need to clear property at owner's expense. Attach memo to mailout of annual dues as a reminder to take care of these properties.
- Bail hay possibly in January.
- Debris at the pier-Question on what to do with the debris after it is pulled up? Inquiries are having trouble finding someone to take it.
- Clear brush next to pier-Hire someone.
- Road Maintenance- Larry Nichols suggest contacting County and ask what would it take for County to take it over.

7. **Adjourn:** 10:40 a.m. Larry Nichols motion to adjourn 2nd by Laura De La Garza.