

Bay Point Property Owners Association, Inc.
August 17, 2024-Annual Meeting
Held at Calhoun County Public Library
200 Mahan, Port Lavaca, TX

1. Call to Order

President Laurence Julien called to order at 9:32 a.m. Board directors present are President Laurence Julien, Treasurer Leather McCall, Director John Cortez, Secretary Sheryl Ayres.

- 2. Establish Quorum:** 17 members present. 3proxies total. 2 for quorum only and 1 proxy for quorum and voting given for Laurence Julien. Quorum is met by members present and proxies. Proxies were verified by board directors and quorum was established.

3. Proof of Notice:

- As per Texas Property Code Section 209.005 , 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 sixty {60} days prior to meeting. Notice will be deemed given on the date postmark Member Ollie Busby and Directors Sheryl Ayres and Leather McCall verified postmark on envelope August 1, 2024 meeting the time constraints set forth by law.

4. Presentation of Minutes:

- Minutes of 2023 for Annual and Budget meetings were previously approved.by board members Copies were provided and presented to members for review.

5. Review of the P.O.A. Financial Reports as of July 07/31/2024:

- \$110,754.93 in assets. Cash position is \$ 97,853.43
- 11 property owners have unpaid balances (6 of the 11 are for 2024 only). One has a lien. Therefore, we have an outstanding balance of \$12,901.50.
- Some of our expenses were Repairs and Maintenance cost of 8,858.75 and Road repair took \$8,200. of that cost. We replaced the two green fishing lights and added one on pier. President Laurence Julien went and bought the lights and brackets costing approximately \$658.00 and took them to a contractor to install. We are waiting for the invoice to pay him for the work he did.
- P.O.A. budgeted for 2024 approximately \$37,070. and spent \$21,812.
- Federal Return and Franchise Return submitted. They want us to do it electronically.

6. Discussion of Future Improvements:

- Loose boards on fishing pier
- Gate needs repair to open and close.
 - Don Busby lubricated gate, Chain had rust and kinks.
 - Sensors seemed to be an issue.
 - Don volunteered to work on gate and will be in charge of maintaining.
- Pier-We need someone to haul off vinyl. Mark Amell offered to work on it. We need to Redo some of the nails, screws and fasteners.
- Cutting brush of water view properties obstructing views -Mark Amell said he could.
- Complaints by members for the condition of the white house at front of neighborhood. Members requested a notice sent to owner to maintain property.

- Road- Spray the sides of roads for grass over growth to help reduce road loss.
- Anthony Novak will continue mowing and bailing hay. This arrangement helps property owners from paying to mow property.
- We need someone new to mow ditches and around utility boxes. Randy Gonzales will provide us with a quote.

7. Election of Board Members:

- Introductions:
- Nominations:
 - Leather McCall was nominated by Niel McCall and 2nd by Mark Amell.
 - John Cortez nominated by Laurence Julien and 2nd by Neil McCall.
 - Don Busby nominated by Ollie Busby and 2nd by Laurence Julien.
 - Laurence Julien nominated by Leather McCall and 2nd by Charles Winegar.
 - Sheryl Ayres nominated by Ollie Busby and 2nd by Laurence Julien.
- Alternative Board Members:
 - Laura De La Garza nominated by Ollie Busby 2nd by Leather McCall.
 - Alicia Julien nominated by Ollie Busby 2nd by Laura De La Garza.
- Cast Vote for nominated board members and alternates: All in favor and no opposed votes
Approved.

8. Appointment of Architectural Committee Members:

- Neil McCall
- Walter Ayres
- Ollie Busby
- Mel Cortez

9. Adjournment: 10:30 a.m. motion by Leather McCall.