

**Bay Point Property Owners, Inc.**  
**December 14, 2024-Budget Meeting**  
**Held at Calhoun Public Library**  
**200 Mahan, Port Lavaca, TX.**

**1. Call to Order:**

- President Laurence Julien called to order at 9:31 a.m. Board directors present are President Laurence Julien, Vice President Don Busby, Treasurer Leather McCall, Director John Cortez, Secretary Sheryl Ayres.

**2. Establish Quorum:**

- Required for meeting is 9 members/proxies. 17 members present and 11 proxies. Quorum is met.

**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 postmarked by members Chuck Winegar and Sheryl Ayres. Proof of notice established.

**4. Presentation of Minutes:**

- Minutes of August 17, 2024 were previously approved by board members were presented to members for review and approval. Laura De La Garza proposed approval and Ollie 2<sup>nd</sup> the motion. Approved.

**5. Website:**

- Bay Point has a new website due to the previous website manager not responding to any communication request from Bay Point for several years. Therefore, we decided to get a new developer to create a new site. The cost of the website was a one-time \$300.00 for development and site acquisition. Recurring yearly cost is (total \$530.00) \$500.00 plus \$30.00 for Ultimate Domain Protection The website is for members to acquire useful information. A member requested to put for sale listings of property on the site. Laura De La Garza proposed to allow a realtor's URL for members for sale listings on the Website and Ollie Busby 2<sup>nd</sup>. Approved.
- Website: [www.baypoint-poa.com](http://www.baypoint-poa.com)

**6. Review of Bay Point Financial Reports YTD for 2024:**

- Financials were sent out in the meeting notice. Income Expenditures by the end of year should be approximately a 10K dollar surplus. In Assets approximately \$88,000. cash on hand. Accounts Receivable about \$12,000 owed from 10 owners past due on P.O.A. dues.
- Questions brought up about paying to have weeds/grass sprayed on sides of roads. Ask hay bailer if he would do it at no charge. The roads are getting smaller and we need to get more aggressive with taking care of them. How do we move forward with preserving and fixing the roads from a financial standing? P.O.A. will need to continue to review possible dues increases to pay for roads. It was noted that drastic changes to the annual assessment is not something to be taken lightly due to possible impacts on owners.

**7. Review: Budget Proposals for FY2025:**

- President Laurence Julien proposed to leave P.O.A. dues for 2025 at the current amount of \$475.00. Mr. Gonzalez 2<sup>nd</sup> the motion. Approved to keep dues at \$475.00 a year. Laurence Julien proposed to move discussion of annual dues to the Annual Meetings in August and will be put in the agenda. Laurence Julien motioned and Neil McCall 2<sup>nd</sup>. Approved.
- Annual Assessments bring in \$46,985.00. The largest expense is repairs and maintenance at \$15,000.00. Much of this will go to road repair and pier. Bay Point roads are private and there is no responsibility on the County to take care of them. The expense falls completely on Bay Point. Landscaping and Groundskeeping is \$12, 220.00. All Total Budgeted Expenses for 2025 is \$43,640.00. Budget approval motion by Mr. Nichols and 2<sup>nd</sup> by Mark Amell. 2025 Budget Approved.

**8. Other Business:**

- Discussion about clickers for the gate, P.O.A. had received only a few clickers that came with the gate purchase. Bay Point decided to give clickers for gate to only those who live in Bay Point and those that frequently visit their property. There is a code for the Gate. Please feel free to Email: [baypointpl@gmail.com](mailto:baypointpl@gmail.com) for code.
- Mark Amell wants to have a Covenants Committee to review Covenants. Especially for Architecture Control Committee. He wants to change the Covenants to allow realtor “ Property For Sale” signs in the community. He is questioning the construction requirements of the Covenants. He also has questioned on who may serve on Architecture Committee-referencing Texas House Bill 1588 provisions. He questioned Architectural Committee for not accepting drawings of a plan that are marked for illustrative purposes only. Accusations were made against homeowners that homes were in violation of covenants by a 25ft rule on the sides of property and are encroaching of neighbor’s property. It was noted rule in the covenants had been modified by the developer of Bay Point in 2006 to be 10ft. on the side boundaries. A Certified Survey of a property in question and copy of P.O.A. Covenants were presented to P.O.A and was demonstrated and shown there is no violation of the Covenants regarding these home owners. Kim Riley requested discussion about their pier.

- **Future Meetings**

Location: Calhoun County Public Library  
200 Mahan, Port Lavaca, TX

**August 19, 2025-Sat. 9:30 a.m.**

**December 13, 2025-Sat. 9:30 a.m.**

Please try and come to the next meeting or Email Bay Point for any input you would like to add. You may also request a return phone call from any and/or all board members. [baypointpl@gmail.com](mailto:baypointpl@gmail.com)

**9. Adjournment:**

- Called by Leather McCall at 10:50 a.m.