Bay Point Property Owners' Association Annual Meeting
August 20, 2022-Annual Meeting
Held at Calhoun County Library
200 Mahan, Port Lavaca, Texas

1. **Call to Order:**
   - President Joel De La Garza called to order at 10:00 a.m. Board directors present were President Joel De La Garza, Vice-President Leather McCall, Secretary Sheryl Ayres.

2. **Establish Quorum:**
   - There were 12 members present. A total of 10 proxies. 4 were designated for quorum only and 3 were for voting.
   - Required for meeting is 9 members/proxies. The proxies sent in by members of the association qualify as per By-law Section 4.02 Proxies were verified by Directors prior to the opening of the meeting. This established the quorum.

3. **Proof of Notice of Meeting:**
   - 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 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 of postmark.
   - Board Directors Leather McCall and Sheryl Ayres verified postmark on envelope August 1, 2022, meeting the time constraints set forth by the by-law.

4. **Review of Minutes:** Copies were distributed to members. Minutes approved.

5. **Update on Property Improvements/Proposed Property Improvements:**
   a) Pier/Walkway Lights --Jimmy Ramirez is currently repairing the pier damage from vandalism. He is repairing post/lights conduit and wires. The boy's family that are responsible for damage have no money. We consulted law enforcement and the cost to press charges and pursue liability will exceed the cost of damage. The cost of damage is $1000.

   b) Mowing/Property Liens—Letters were sent to waterfront properties that had overgrowth obstructing water view property's view. Bay Point requested these property owners to clear the brush on property. Many property owners are not complying. Joel De La Garza requested possible solutions from members. Joel proposed sending a final certified letter giving owners 90 days to communicate with Bay Point P.O.A. that they have scheduled the clearing. Otherwise, the board will take further action. Leather McCall motions and Randy Gonzalez seconds' motion. 10 favor 1 oppose. Passed

   c) Pier Repairs/Removal Pier Berm/Bulkhead—The bids Joel had acquired in December of 2021 to remove and replace have increased by 10-12 thousand dollars due to rising cost of materials. Focus needs to be on clean up of the old bulkhead weather we replace/fix bulkhead or not. We can do this as a community and/or look for a company to do the job. Neil McCall motions to get bids for cleanup and Chuck Winegar 2nd. All in favor.

d) Road Repair—Drought is causing more damage to the roads. There are 6 major spots but there are other spots. Joel De La Garza met with Pete Sanchez. Pete gave a bid of $32,000 for three of the areas. Questions:

1. What is the life of repairs?
2. What does he do with materials he digs out?
3. Will he scrape sides to go back to original width?

Proposal to take $16,000 from current 2022 Budget and allocate $16.000 from 2023 budget. Laurence Julien motioned and Sheryl Ayres 2nd motion. All in favor. Passed.

e) Water to Pier—Request from members to have water to the end of pier. The cost for this will be $500.00. Joel De La Garza will contact GBRA. Laurence Julien motions to approve water to Pier for $500.00. Neil McCall 2nds. All in favor.

6. **Website-Questions/Comment:** The person that has our website is not responding to our request about our website. Many attempts have been made to retrieve our site. Proposal to set up a new domain. Leather McCall motions. Joel De La Garza 2nd. All in favor.

7. **Mailings: Mr. Neelley:** can manage mailings less than the cost of a management company. Get a quote for on administrative duties.

8. **Election of Board of Board of Directors:** Motions for Directors. All in favor.

Laurence Julien-President
Sheryl Ayres-Secretary
Leather McCall-Treasurer
John Cortez-Director
Alejandro Garcia-Vice President

Architectural Control Committee:

John Cortez
Neil McCall
Walter Ayres

9. **Adjournment:** Adjourned at 11:20 by Joel De La Garza.