

Bay Point Property Owners Association, Inc.
August 12, 2023 @ 9:30 a.m. Annual 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 members in attendance President Laurence Julien, Treasurer Leather McCall, Secretary Sheryl Ayres, Director John Cortez.

2. Establish Quorum:

- There were 16 members present and 8 proxies for quorum.
- Required for meeting 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 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 July 26.2023, meeting the time constraints set forth by law.

4. Presentation of Minutes:

- Approval of Minutes
- Suggested by Sheryl Ayres to mail minutes to members with notice of meetings or send as an email after approval of minutes.

5. Review of the Financial Reports as of 7/31/2023:

- Increase of dues to \$475.00 starting in 2023 due to the issue of running out of money for operational expenses for example road repairs. Bay Point achieved the objective. We now have a cushion for upcoming expenses.
- Annual Income from collected dues with interest was Year to Date \$45,293.10. YTD expenses \$47,752.17.
- Largest yearly expense is landscaping and ground keeping which \$11,300.00 and YTD expense of \$6,322.18. Approximately, \$1,200 was a carryover landscaping bill from 2022. Utilities are on budget YTD \$1,579.85. Property Improvements went up slightly from budgeted \$35,000 to YTD expenses \$35,900 from increase to road repair. Property Management expense from The Tax Depot YTD expense \$3,000. The Tax Depot is working well for Bay Point. The company balances the books and reconciles the bank account. Records new property owners and updates owner records, keeps books in good standing.
- Notice 2022 federal tax return filed.

6. Late Fees:

- There are 21 members unpaid association dues.
- Decision needs to be made on when to place a lien.
- Calculate interest on interest or consider a yearly flat fee.

- Items to be discussed at next budget meeting

7. Online Payment Fee:

- On Bay Point's website there is a feature where members can pay association dues online. It cost the association money each time it is used. How do we recover this cost?
- This will be discussed at the next budget meeting.

8. Update on Improvements:

(August 2022-August 2023)

- Repair on lights completed.
- Gate: Coastal Fence charged \$411.00 to come out and reset the gate and grease chain. The gate seems to malfunction after electrical storms and not sure why. General opinion this is possibly to expensive. Can we explore other for someone to work on gate?

9. Future Property Improvements:

(August 2023-August 2024)

Open discussion of suggestions

- Run water out to pier. It would not cost much to run water but do we want the liability cost of the water bill if something happens.
- Ollie Busby suggest replace brackets on the green lights.
- Laurence Julien brought up there are a few boards needing attention.
- Joel De Garza suggest more timers on lights.
- Removal of old pier.-Look at cost or consider doing it as a community project.
- Roads-A few places need to be looked at in 2024.

10. Election of Board Members:

Five members and two alternates.

- **Introductions**
- **Nominations and Votes**
Laurence Julien nominated by Leather McCall 2nd by Neil McCall
Leather McCall nominated by Ollie Busby 2nd by Joel De La Garza
Sheryl Ayres nominated by Joel De La Garza 2nd by Leather McCall
Alejandro Garcia nominated by Leather McCall 2nd by Walter Ayres
John Cortez nominated by Laurence Julien 2nd by Walter Ayres
- **Alternates:**
Don Busby nominated by Laurence Julien 2nd by Neil McCall
Ricky Yerena nominated by Joel De La Garza 2nd by Ollie Busby

11. Architectural Committee Appointments:

Neil McCall Walter Ayres John Cortez Ollie Busby

12. Adjournment: 10:35 a.m.

Newly Elected Board Members:

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

Alternates:

Don Busby Ricky Yerena