

Bay Point Property Owners Association, Inc.
September 13, 2025-Annual Meeting
Held at Calhoun County Public Library
200 Mahan, Port Lavaca, TX

1. Call to Order:

- Treasurer Leather McCall called to order at 9:35a.m. Board of directors present Vice President Don Busby, Treasurer Leather McCall, Director John Cortez, Secretary Sheryl Ayres.
- Note-President Laurence Julien moved and is no longer acting as president.

2. Establish Quorum:

- Required for meeting is 9 members/proxies. 13 members present and 7 proxies. 5 of the proxies were for quorum only and 2 were for quorum and voting. 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 (10) days but no more than (60) days prior to meeting. Notice will be deemed given on the date postmarked by members Leather McCall and Sheryl Ayres. Proof of notice established.

4. Presentation of Minutes:

- Minutes of 2024 August 17 Annual Meeting and December 14 Budget Meeting were previously approved by board were presented to members for review and approval. Approved.

5. Review of the P.O.A. Financial Reports as of 8/30/2025:

- Outstanding dues of \$19,671. One property has been sold to a large company and our accountant has corresponded with the new owner to pay the dues. Properties that are behind many years, our attorney will be filing liens.
- We have in checking, 57,325. and savings 47,498.

6. Property Improvements Update (Aug. 2024-Aug.2025):

- Road repair-The marked road repair for 2025 was completed. We will look at doing more work on roads at the next meeting in December.
- Future Improvements Discussion-
 - a) Fixing the Gate-Don Busby volunteered to buy the chain for gate as a generous gift to the subdivision. Neil McCall volunteered to help install the chain. Mark Amell motioned to replace chain on fence and Charles Winegar 2nd.
 - b) The Fishing Peir-Some boards need to be nailed down.
 - c) Water to the Peir-need quotes for pricing. The last time we looked into it they wanted \$2,000 to tap into the meter.
 - d) Mowing-Leather McCall wants to get back on a rotating mow schedule for twice a month in the summer and once a month in the winter. Mark Amell motioned, Charles Winegar 2nd. Request to ask Mr. Sanchez about killing grass in the road.
 - e) Lights-Request to look into putting light on road at the curve. Get quotes. Request for lights and fixtures to be replaced at entrance. Mark Amell motioned to replace front entrance lights and fixtures and 2nd by Neil McCall.

7. General Discussion:

- Request for email to go out to announce future meetings. Ask website administrator to post future meetings on the Bay Point website. (www.baypoint-poa.com) Also, request members to update email address with the P.O.A.
- Request for a 48-hour response for emails.
- Look at covenants to propose possible changes.

8. Election of Board of Directors:

- Nominations-
Daniel Leita-nominated by Mark Amell, 2nd by Leather McCall. All in favor.
John Cortez-nominated by Don Busby, 2nd by Mark Amell. All in favor.
Don Busby-nominated by Ollie Busby, 2nd by Leather McCall. All in favor.
Neil McCall-nominated by John Cortez, 2nd by Leather McCall. All in favor.
Sheryl Ayres-nominated by Leather McCall, 2nd by Neil McCall. All in favor.

Motion to approve all above 5 nominees to Bay Point Board of Directors. Approved.

9. Meeting Adjourned: 10:30 a.m.

2025-2026 Bay Point Board of Directors

President	Don Busby
Vice President	Neil McCall
Treasurer	John Cortez
Secretary	Sheryl Ayres
Director	Daniel Leita