

SunEagle Bay Owners Association Annual Members Meeting Agenda

April 18, 2026 – 10:00 AM
SunEagle Bay Office

1. Call to Order

2. Ballot Deadline Announcement

All ballots must be received by **10:00 AM** to be counted.
No ballots will be accepted after this time.

3. Establish Quorum

4. Proof of Notice of Meeting

Secretary will confirm that proper notice of the Annual Meeting was provided in accordance with the Bylaws and Texas Property Code Chapter 209.

5. Purpose of Annual Members Meeting

The purpose of the Annual Members Meeting is to report on Association business, announce election and amendment voting results, and provide members an opportunity to speak during Open Forum.
Under Texas Property Code Chapter 209, elections and membership votes must be conducted by ballot with proper notice to the membership. The Annual Members Meeting is not a meeting in which motions are taken or votes are conducted from the floor. Any membership vote must be conducted by ballot in accordance with the governing documents and Texas law.

6. President's Report

7. Financial Report

8. Member Open Forum

Members may speak or ask questions subject to the following rules:

- This is Open Forum for comments, not debate. Please direct comments to the Board.
- Each speaker: **3 minutes**
- Total Open Forum: **30 minutes**
- Must sign in to speak
- One time speaking per member
- No yielding time to another person
- Board may end Open Forum when the time expires or if the meeting becomes disruptive
- No motions will be taken from the floor
- No voting will occur from the floor

Legal Notice Regarding Motions and Voting:

Under Texas Property Code Chapter 209, elections and membership votes must be conducted by ballot and with proper notice to the membership. Therefore, motions requiring a vote of the membership will not be taken from the floor at the Annual Members Meeting. Any item requiring a membership vote must be placed on a ballot in accordance with the governing documents and Texas Property Code.

9. Adjourn Meeting for Ballot Counting

Reconvene Annual Members Meeting

10. Reconvene Meeting to Order

11. Report from Ballot Counting / Canvassing Committee

Announcement of:

- Board Election Results
- Deed Restriction Amendment Results

12. Adjournment