

SUNEAGLE BAY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

Saturday, July 18, 2026

10:00 A.M.

SunEagle Bay Office

550 County Road 1977, Box A-1

Yantis, Texas 75497

1. Call to Order

2. Determine Quorum

3. Proof of Notice of Meeting

- Confirmation that notice of the meeting was provided in accordance with the Association's governing documents and Texas Property Code Chapter 209.

4. Approval of Agenda

5. Approval of Previous Meeting Minutes

- June 20, 2026 Board Meeting Minutes

6. Officer Reports

- President's Report
- Treasurer's Report
- Vice President's Report
 - ~ Shoreline Stabilization Project
- Maintenance Report

7. Committee and Contract Reports

- ACC / ARA - Committee membership update
- Neighborhood Watch
- Pool Operations - Status update
- Welcoming Committee – Waiver of Information

8. Unfinished Business

- Road Repair Planning
- Community Cleanup Progress
- Financial Records Review, Cleanup, and Audit Preparation - Status of professional accounting assistance

9. New Business

- Combined Deed Restriction Document with Sited File Amendments with Wood County
- Visible Lot Numbers for Emergency, Delivery, and Service Access
- Discussion of Member Request for Proposed Amendment to Article 14(A) (UTV/Side-by-Side Restrictions) and Possible Direction for Further Review.

10. Board Resolutions

- RESOLUTION NO. 2026-10A FINANCIAL VENDOR INDEPENDENCE POLICY passed by majority board vote June 6, 2026. Needs to be read into the minutes.

11. Member Open Forum

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| • Members may address the Board regarding Association matters. | • Comments directed to the Board |
| • Each speaker: 3 minutes | • No debate between members |
| • Open Forum: 30 minutes maximum | • No motions from the floor |
| | • No voting from the floor |

12. Executive Session

- Discussion regarding an appointed director's continued service and possible Board action.

13. Reconvene in Open Session

- Possible action regarding the continued service of an appointed director.
- If a vacancy is declared, possible appointment of a director to fill the remainder of the unexpired term.

14. Adjournment