

## **BAY HOUSE CONDOMINIUMS COUNCIL OF CO-OWNERS**

### **BOARD MEETING MINUTES**

#### **Zoom Meeting**

**January 28, 2023**

President Shaun Blackmon called the meeting to order at 1:00 p.m. Troy Bolton conducted the meeting. Roll was called and a quorum was present.

Directors Present: Shaun Blackmon, Troy Bolton, Nancy Key, Gail McClanahan, Bonnie Gilson, Kristy Keach,

Directors Absent: Terry Hect (Troy has his proxy), Bob Wills (Nancy has proxy)

Managers: Ed Naranjo, Pam Garrett

Guest: Numerous guests

#### **Minutes**

The minutes for October 22, 2022 and November 11, 2022 were presented for review and approval. The minutes for October were approved online. This is a reaffirmation vote. A motion was made by Bonnie to accept the minutes as written for both meetings, seconded by Kristy, vote was taken and passed unanimously.

#### **Agenda**

The agenda for January 28, 2023 was reviewed and Howard Stridde was removed.

#### **Treasurer's Report**

Nancy presented the YTD financials. She pointed out areas where we went over budget. Nancy also pointed out that she changed the size of the one larger dumpster to the normal size and cut the pick up from 2 days a week to 1 day a week which created a savings in that category. It's also necessary to make the owners aware that boxes need to be broken down and bulk items are not to go into the dumpsters. Nancy requested Ed to get with Maldonado and go over the placement of the sprinklers as water is going into the canal. Discussion was held regarding the pool service. She brought up the subject of sales tax being charged to the HOA. Nancy went over the Operating and Reserve bank balances. Discussion was held regarding the bulkhead note. Pam is to make an action note for Nancy to get more detail regarding the balance sheet. Nancy stated that we are in a good financial position. A motion was made to accept the financials as presented by Kristy, seconded by Troy, vote was taken and passed unanimously.

A discussion was held regarding the increase in the maintenance fees. A motion was made by Kristy to keep our dues at \$375 per month as they are now and wait to gather more information from the budget 6 months from now to see what are water issues are and consider a raise at that time, seconded by Nancy, a vote was taken and the motion passed with 1 "No" vote.

Pam requested that she be allowed to change her bill payment approval list and take out the monthly payment to Tropical Lawn and Landscape and add the monthly payment to Maldonado. It was approved by the Board.

### **Manager's Report**

Ed asked for clarification from the Board regarding the deck painting. There was a lengthy discussion regarding the issue. A motion was made by Bonnie that we submit a vote to the owners whether we paint or not paint the decks. Further discussion was held. Nancy then made a motion to research the previous decision to find out the correct verbiage regarding the painting of the decks, seconded by Kristy, vote taken and passed unanimously. Pam is to do the research. Ed reported that they have been doing the work orders that have been piling up. At this time, there are only 4 of which 2 are bigger projects. Ed has been communicating with Maldonado about the irrigation system and problems we are having. Also, they have not been weeding, especially the entrance. Ed reported that prior to the freeze, he counted 31 dead plants which Maldonado has agreed to replace. He has a list with the unit numbers and types of plants to be replaced. Four new dog stations have been installed. Discussion was held on the stucco repair that needs to be done on #1901. It was decided that the repair needed to be done right away. Discussion was held regarding Ed being certified to maintain the pools instead of Crystal Clear Pools. Ed stated the one drawback of doing the pools in house is the liability the HOA would bear if something were to happen. With having an independent contractor, they would be responsible. It was decided to table this discussion for a later meeting. Bonnie brought up the subject of installing stairs between the 1900 and 2000 buildings and the 2000 and 2100 buildings. It was decided to do the stairs between the 1900/2000 building first as we have the materials on hand.

### **Insurance**

Shaun introduced Ben Odom, agent for McGriff Insurance. Ben presented detailed information regarding the windstorm, parametric, buy down and other policies for Bay House. He explained that the insurance increases are anywhere from 30% to 200% depending on location throughout the U.S. We will have to go through TWIA this year for windstorm. Ben stated they will have everything finalized in 5 days. Once Shaun receives the final, the Board will discuss and call for a meeting.

### **Rental Committee**

Troy presented some ideas regarding rentals. A discussion was held regarding a fine structure and a rental fee structure. Shaun stated that the Rental Committee needs to come up with standard operating procedures for the office on how to handle rental issues. Troy stated that we need to wait and hear from the City of Rockport on their mandates regarding short term rentals, number of people allowed in a certain size unit, etc.

### **Old Business**

Howard Stridde decided to table his discussion on the privacy fence between 1506/1601 until the next meeting.

### **New Business**

Long term project identification: Shaun stated we need to think about what we want to put for long term project identification to be discussed at the April meeting and when we want to start implementing the projects such as:

- Tennis court / resurface / pickle ball
- Parking lot / drainage issues
- Pool furniture ( short term project)

Discussion was held regarding the tennis court and what to do with it, i.e., keep it, remove and replace with something else. It was decided that a survey should be sent out to the owners for their opinion. Nancy volunteered to write the verbiage for an unofficial survey of what the owners would like.

Replacement of plants that died in the freeze: Bonnie reported that she was optimistic about the percentage of plants that were coming back, at least 80% are showing new growth. She also stated that we should wait until the end of February to see if more will come back. The ones that don't come back should be replaced with varieties that made it through the freeze. Nancy suggested that the landscape standards should be replaced, stating that owners can change out their plants in the common area with BOD approval. Discussion continued and Shaun stated that we need to see what plants need to be replaced and at that time we can address what is replaced and how. This discussion will be tabled until the April meeting.

There being no further business, a motion to adjourn was made by Kristy, seconded by Bonnie, vote was taken and passed unanimously.

Respectfully submitted,

Pam Garrett  
Secretary

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