

PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.

A Corporation Not-for-Profit

NOTICE OF 2016 ANNUAL MEETING OF PROPERTY OWNERS

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association, Inc., that the annual meeting of the Property Owners Association of Sunset Bay, Inc. will be held at the following date, time and place:

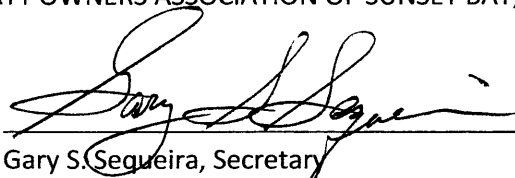
Date: Saturday, August 6, 2016

Time: 1:30 p.m. – 3:30 p.m.

Place: **The Lighthouse Inn at Aransas Bay – The Copano Room, 2nd floor**
200 South Fulton Beach Road
Rockport, TX 78382
Phone: 1-866-790-8439
(see www.lighthousetexas.com for map and directions)

PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.

By:



Gary S. Sequeira, Secretary

Dated: This 29th day of June, 2016

Please try to attend this important meeting regarding your Association as we want Sunset Bay property owners to be informed and involved in the community. Pursuant to Section 4.04 of the Association's Bylaws, the presence in person or by proxy of at least 10% of the Members eligible to vote shall constitute a quorum for any action except as otherwise provided in the Sunset Bay Covenants. If more than one lot is owned, a property owner is entitled to one vote per lot. If you are unable to attend, please complete the general proxy that is enclosed with this notice to appoint someone to vote in your place or you can write in "For Quorum Only". If you assign your proxy to another person, they will have to attend the meeting for the proxy to be counted towards a quorum. If you turn in your proxy and decide to attend, we will simply return your proxy to you at the meeting.

Either mail the completed proxy to the Association's address shown at the bottom of the next page or scan and e-mail to gary@quadvest.com no later than Saturday, July 30, 2016.

The purpose of this meeting is to elect a 5-member Board of Directors from and by the general membership of the Association as the term of each office is for one year. The responsibilities of the Board are to make decisions on the day-to-day affairs of the Association. This includes, but is not limited to: handling the books and records as required; maintenance of the common area, entrances, and certain easements; and architectural control review of all new construction and any modification of any existing lots or structures.

As most of you know your Board has faithfully served the POA in the interest of enhancing and protecting the value and desirability of Sunset Bay for several years. At the Annual Meeting we typically ask for candidates who are interested in contributing to our community by serving on the Board. While we appreciate your support of the existing Board, we would like to ask in advance for nominations for Board positions. Take this opportunity to contribute and be an integral part of the Sunset Bay community! We encourage you to submit your candidacy for a Board position. Take Action, Get Involved and Contribute to making the Sunset Bay community the best it can be! Submittal is easy! Just send an e-mail to: info@sunsetbaypoa.org or to any current Board member.

The Sunset Bay website is online at www.sunsetbaypoa.org. Please use the website to stay informed on the community activities, information, and to contact/communicate with the Board of Directors.

We look forward to seeing you at the 2016 Annual Meeting of the Property Owners. If you should have any questions, please e-mail the POA at info@sunsetbaypoa.org or contact one of the Board members (phone numbers on the Sunset Bay website).

Board of Directors

Property Owners Association of Sunset Bay, Inc.

Property Owners Association of Sunset Bay, Inc.

P. O. Box 5456

Victoria, TX 77903

info@sunsetbaypoa.org

PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC

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GENERAL PROXY

August 6, 2016

2016 Annual Meeting of Property Owners

TO: Secretary
Property Owners Association of Sunset Bay, Inc.
P. O. Box 5456
Victoria, TX 77903

-OR-

Scan and email to: gary@quadvest.com

The undersigned hereby appoints _____, (*Name of person to vote in your place or "For Quorum Only"*) as my/our proxy, with the powers of substitution for and in the name, place, and stead of the undersigned, to vote as proxy at the annual membership meeting of the Association, to be held at The Lighthouse Inn at Aransas Bay, August 6, 2016, at 1:30 p.m., and any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present upon the matters set forth in the Notice of Meeting dated June 29, 2016, a copy of which has been received by the undersigned. Property owners are entitled to one vote per lot. Please list below information on each lot owned.

(In no event shall this proxy be valid for a period longer than 11 months after the date of the first meeting for which it was given.)

DATED this _____ day of _____, 2016.

Owner / Member: _____

Block Number: _____

Lot Number: _____

Property Street Address: _____

Block Number: _____

Lot Number: _____

Property Street Address: _____

Block Number: _____

Lot Number: _____

Property Street Address: _____

E-mail address: _____

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PROPOSED AGENDA

ANNUAL PROPERTY OWNERS MEETING

August 6, 2016 – 1:30 p.m. – The Lighthouse Inn on Aransas Bay

1. Calling of roll and certifying of proxies
2. Proof of notice of meeting or waiver of notice
3. Reading and disposal of any unapproved minutes
4. Guest speakers:
 - a. Leslie "Bubba" Casterline, Precinct 2 County Commissioner – discuss roads, mowing, drainage and update on things happening in the county
 - b. Diane Straub, Realtor and Sunset Bay Property Owner - Update on real estate
 - c. Betty Cook, Resident Property Owner – "What It's Like Living in Sunset Bay"
5. Treasurer's Report
 - a. Finances
 - i. Review fiscal year 2016
 - ii. Present and adopt 2017 budget
7. Secretary's Report
8. Old Business
 - a. Outstanding maintenance fees and collection activities
 - b. Architectural Committee Chair
 - c. Update on lawsuit
 - d. Clarification of rental after the lawsuit
 - e. Update on landscaping around the pavilion/repairs and maintenance in common area/road and monument maintenance
 - f. Update on ID tags mail out / why we have ID tags
 - g. Update on new gate code on pier
9. New Business
 - a. Capital Improvements / suggestions from property owners
 - b. Property owners' comments and Q&A's

10. Election of directors

- a. Nominations from floor
- b. Introduction and remarks of nominees
- c. Voting of standing members and proxies

11. Adjournment

There will be a meeting of the new Board of Directors immediately following the Annual Meeting as required by the Bylaws.