

**MINUTES OF SUNSET BAY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS REGULAR MEETING**

Wednesday, July 14, 2021

www.sunsetbaypoa.org

Call to order: A Board of Directors meeting of the Sunset Bay Property Owners Association was held Wednesday, July 14, 2021, via conference call. The meeting was called to order by the President and convened at 7:01 p.m. A quorum was established.

The following officers were in attendance:

President	Debbie Ortiz
Vice President	Rick Gonzalez
Treasurer	Nikki Bloomer
Secretary	Stacy Thole

The following Alternate Director was in attendance:

Executive Director	Tim Raub
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The following officers were *not* in attendance:

Vice President at Large	Kelly Baggett
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A. Financial

- a. POA Financial review
We will review the financial report at the next meeting.
- b. Review Quarterly statement from Johnson & Creekmore
As of this meeting, we have not received the quarterly statement from Johnson & Creekmore.
- c. Outstanding 2020 dues
Two outstanding accounts remain. Fees will continue to accrue. Legal action is being discussed.
- d. Update on Liens
One lien is still under legal action.

B. Updated Bylaws

Bylaws have been updated and will be recorded with the county.

C. Building/Property Activity

- a. List of homes completed, under construction, and when construction began
We will update the list as needed.
- b. Progress of builds in progress
Three homes are still under construction. The recent heavy rains have put a hold on all three structures.
- c. Completed homes potentially draft letter congratulating homeowner on the completion of their build
Debbie will draft a letter congratulating homeowners.
- d. New transactions (properties sold)
Several properties have sold recently in our subdivision.
- e. ACC Request Form (including adding permit checklist item)
We will review at the next meeting.

D. Common Area/Main Entrances

- a. Monument landscaping

The palms did not survive the freeze. We are considering other trees to replace them and will begin as soon as possible.

E. Miscellaneous

a. VP/ACC Vacancy

We are currently looking for a new Vice President at Large. The voting will take place during the Annual meeting on August 7th.

b. Updated Property Owners List

An updated list was recently sent out to all Board members.

c. Contractor List

The list has been added to the website.

d. Driveway Culvert Widening

We are currently receiving bids to complete this project. The bids will be reviewed at the next meeting.

e. Water Issues – Proper handling

Any issues with Quadvest will need to be addressed with Quadvest. The Board does not have any control over the water quality, or any other problem that may arise.

f. Ditches/drainage along Duckhaven update

Nikki has reached out to the county regarding this but has not received a response.

g. Annual Meeting

The meeting will be held at the Texas Maritime Museum on August 7th, 2021, from 1:30 to 3:00. A representative from County Road and Bridge will be present to speak with property owners about the new building requirements in our community. We will meet one time before the meeting to ensure all materials are prepared for August 7th. We will vote on open Board positions and there will be a Board of Directors meeting immediately following the Annual meeting.

h. Pool Policy

Topic of pool policy came up and it was unanimously voted to stay as it stands.

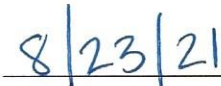
i. Update To-Do List

Open Discussion and Questions

The next meeting of the Board of Directors is scheduled for Thursday July 29th at 7:00 pm.

Adjournment 8:36


Stacy Thole, Secretary


Date