

PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.

A Corporation Not-For-Profit

www.sunsetbaypoa.org

**TENTATIVE AGENDA
ANNUAL PROPERTY OWNERS MEETING**

August 5, 2023 – 1:30-3:00 p.m.

Texas Maritime Museum, 1202 Navigation Circle, Rockport, TX 78382

A. Call roll, certify proxies, and establish quorum

B. Proof of notice of meeting or waiver of notice

C. Reading and disposal of any unapproved minutes

D. Proposed Guest Speakers

Aransas County Judge Ray Garza to discuss any and all issues of interest to Sunset Bay.

Precious Trevino & Hilary Nunnely to discuss the current state of the real estate market, along with any real estate interests associated with Sunset Bay.

E. Treasurer's Report

1. Finances

a. Review fiscal year 2023 – Financial Statements: Balance Sheet, Profit and Loss

b. Present and adopt 2024 Budget

2. Outstanding maintenance fees and collection activities

F. New Business

1. Community Pier

2. New Home Construction Form

Request this form through info@sunsetbaypoa.org

3. Updated contact information

If mailing and/or email address is not updated with the Board, you will be responsible for late fees and any accrued financial charges if annual dues go unpaid.

4. Special skills or talents that the Board can reach out for (opinions or advice) and/or other members can contract for.

5. NextEra Water Texas now owns and operates the Sunset Bay water system.

6. New combo for fishing pier – changes every March; email info@sunsetbaypoa.org for the new code

7. Information under the Documents Tab on our website: CCRs, Policies, Title Certificates, etc.

8. Improvements – replaced the vegetation at both entrances. Repaired the irrigation lines at both entrances. Fence line will be maintained with herbicides and trimming.

9. Open Board and ACC positions – The Board positions are voted on, so we need candidates; the titles of Board Members are voted on by the Board. The ACC positions are appointed by the Board, per the CCRs.

10. Review and Discussion of Sunset Bay Policy creation/revisions/repeals

a. Pier Policy – left unchanged

b. Late Fee Policy – left unchanged

- c. Meeting Rules of Conduct Policy – left unchanged
 - d. Pond and Pool Policy – repealed
 - e. Vehicle, Equipment, and Machinery Policy – repealed
 - f. Detached Structures Policy – revised to reflect the enforcement capabilities of the Board
 - g. Construction Policy – adopted to assist Members with understanding the CCRs
 - h. CCR Compliance Checklist – adopted to assist the ACC with approvals/rejections and to assist Members with further understanding of all aspects of CCR compliance
- 11. Comments from Board President Matt Ocker (CCR compliance, construction trash, short-term rental issues)
 - 12. Property owners' comments and Q & A's

G. Election of directors

- 1. Nominations from floor
- 2. Introduction and remarks of nominees
- 3. Voting by standing members and proxies
- 4. Counting of votes and introduction of new Board of Directors

H. Adjournment

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