



PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.

A Corporation Not-For-Profit
www.sunsetbaypoa.org

MEETING AGENDA
ANNUAL PROPERTY OWNERS MEETING

August 2, 2025 1:00-4:00 p.m.

The Inn at Fulton Harbor, 215 N Fulton Beach Road, Fulton, TX 78358

- 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. Treasurer's Report
 - 1. Finances
 - a. Review fiscal year 2025 – Financial Statements: Balance Sheet, Profit and Loss
 - b. Present and adopt 2026 Budget
- E. New Business
 - 1. New Home Construction Form
Request this form through info@sunsetbaypoa.org
 - 2. Importance of updating contact information – the Board requires updated contact information for accuracy in distributing maintenance fee invoices
 - 3. Update on NextEra Water Texas
 - 4. New combo for fishing pier – changes every March; email info@sunsetbaypoa.org for the new code
 - 5. Information under the Documents Tab on our website: CCRs, Policies, Title Certificates, etc.
 - 6. Property owners' comments and Q & A's
- F. Election of directors
 - 1. Nominations from the 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
- G. Adjournment

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