



PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC  
A Corporation Not-for-Profit  
CALL TO MEETING – Regular Meeting  
SUNSET BAY POA BOARD OF DIRECTORS

TO: Members of the Board of Directors

Doug Thole  
Dave Hargraves  
Susie Seidensticker  
Todd Cuell  
Matt Ocker

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Board of Directors of the Property Owners Association of Sunset Bay, Inc. will be held at the following date and time:

DATE: Monday, February 16, 2026  
TIME: 6:30 PM  
LOCATION: 221 Duckhaven Dr., Rockport TX (Doug's residence)

For those unable to attend in person who wish to join via conference call, dial (267) 807-9633. When prompted, enter the Access Code 231539.

1. ITEMS FROM BOARD MEMBERS – an opportunity to hear from any Board Member regarding issues pertinent to the Sunset Bay POA and/or Sunset Bay neighborhood.
2. MEMBER COMMENTS – an opportunity for the Board to hear comments from Sunset Bay Members.
3. Treasurer's Report
4. Discussion and possible action regarding issues related to construction at 211 Sunrise.
5. Discussion and possible action regarding issues related to construction at 214 Sunrise.
6. Discussion and possible action regarding issues related to construction at 205 Sunrise.
7. Discussion and possible action regarding recent updates to the Sunset Bay POA website.
  - A. Meeting Agendas
  - B. Meeting Minutes
  - C. Forms
  - D. Policies
  - E. Checklists
8. Discussion regarding future Sunset Bay amenities. All ideas are welcome.
9. Discussion and possible action regarding acceptance of alternate payment methods for annual maintenance fees.
10. Adjournment.

