

SUNSET BAY PROPERTY OWNERS ASSOCIATION

A Corporation Not-for-Profit

***Minutes of Board of Directors Quarterly Meeting, Wednesday, February 21, 2018
Via Teleconference***

Call to order: A Quarterly Meeting of the Board of Directors of the Sunset Bay Property Owners Association was held via teleconference on Wednesday, February 21, 2018. The teleconference convened at 7:05 p.m. A quorum was established.

The following officers participated:

President	Tim Raub
Vice President	Betty Cook
Vice President at Large	Rick Gonzalez
Secretary	Gary Sequeira
Treasurer	Josh Staley

Sharon Sequeira took minutes.

Approval of Minutes: The minutes of the November 11, 2017, quarterly Board meeting having been approved by e-mail stood as approved.

Old Business:

A. Financial

- a. 2018 Maintenance Fee invoices – Josh is hoping to get them in the mail within the next couple of days.
- b. Past due maintenance fees – Josh is still working on them.
- c. Audit – The audit is progressing. Josh needs to provide some additional information to the company working on the audit. Hopefully the audit will be completed by the end of March 2018.
- d. The Directors and Officers and Liability insurance policy has been renewed for 2018 through Farmers Insurance.

B. Hurricane Harvey recovery

- a. The houses in the subdivision are still being repaired. The only one completed so far is Tim Raub's house.
- b. Common pier – The Board is still trying to locate someone to rebuild the pier. Due to all the contractors being so busy, it's not known when the pier will be rebuilt.
- c. Private property signs in common area – Tim has ordered new signs and needs someone to put them up. Rick volunteered to put up the signs when he is back in Rockport.

- d. Repositioning palm trees in common area - Rick will check with Gene Carter to see if this is something he can do.
- e. Replacing solar lights in the common area – Rick will price some lights for the area.
- f. Replacing walking bridge – This topic was not addressed.
- g. Repair of white fence along 188 – The Board needs an estimate from a fence company.
- h. Repair of entrance monuments – irrigation system; repair of monuments; and replacing plants that were lost – This was tabled until another meeting.
- i. Debris pick up in subdivision – Rick will get an estimate from Gene Carter. The County is still picking up debris piles along the road.
- j. Write up for website summarizing what actions the Board is taking to get the subdivision back in shape – This topic was not addressed.
- k. Pier lease permit – Betty is checking with the State to see if Sunset Bay has to pay for this permit this year and if paperwork is needed from GLO.

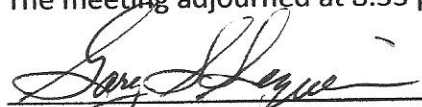
New Business:

- A. Establish date for 2018 Annual Meeting and discuss possible locations –
 - a. The Annual Meeting will be August 18, 2018, at 1:30 p.m.
 - b. Sharon will reserve the Inn at Fulton Harbor.
- B. Discuss questions from property owner L. Nuncio
 - a. Is Daltec approved builder? Daltec is a builder of manufactured homes. The CCR's read "no prefab homes".
 - b. Can a house be on concrete stilts 25 feet above ground? The Board says the "stilts cannot be this tall".
 - c. Can the house be circular? The Board says "yes".
 - d. Any idea when the common pier will be rebuilt. "No"
 - e. Gary will communicate this information to the Nuncio's.

Open Discussion and Questions:

- A. The next quarterly Board meeting will be Saturday, May 19, 2018, at 1:30 p.m. in Rockport. The location is to be determined.
- B. Betty received paperwork that the Texas Franchise Tax Annual Report is due May 15, 2018. Josh will file this report before the due date.

The meeting adjourned at 8:33 p.m.



Gary S. Sequeira, Secretary

4/2/2018

Date