

PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.

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

NOTICE OF 2022 ANNUAL MEETING OF PROPERTY OWNERS

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association, Inc., that the annual meeting of the Property Owners Association of Sunset Bay, Inc. will be held at the following date, time, and place:

Date: Saturday, August 6, 2022

Time: 1:30 p.m. – 3:00 p.m.

Place: **Texas Maritime Museum**
1202 Navigation Circle
Rockport, TX 78382

Phone: (361)729-1271

(See www.texasmaritimemuseum.org for map and directions)

PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.

By: 
Stacy Thole, Secretary

Dated: This 8th day of July, 2022

Please try to attend this important meeting regarding your Association as we want Sunset Bay property owners to be informed and involved in the community. Pursuant to Section 4.04 of the Association's Bylaws, the presence in person or by proxy of at least 10% of the Members eligible to vote shall constitute a quorum for any action except as otherwise provided in the Sunset Bay Covenants. If more than one lot is owned, a property owner is entitled to one vote per lot. If you are unable to attend, please complete the general proxy that is enclosed with this notice to appoint someone to vote in your place, or you can write in "For Quorum Only". If you assign your proxy to another person, they will have to attend the meeting for the proxy to be counted towards a quorum. If you turn in your proxy and decide to attend, we will simply return your proxy to you at the meeting.

Either mail the completed proxy to the Association's address shown at the bottom of the next page or scan and e-mail to the POA secretary at info@sunsetbaypoa.org to be received no later than Monday, August 1, 2022.

The purpose of this meeting is to elect a 5-member Board of Directors and a minimum of a three member Architectural Control Committee from and by the general

membership of the Association as the term of each office is for one year. The responsibilities of the Board are to make decisions on the day-to-day affairs of the Association. This includes, but is not limited to:

- Handling the books and records as required
- Maintenance of the common area, entrances, and certain easements
- Review and administration of CCR's, Bylaws, and Policies
- Address any community matters within the scope of the CCR's, Bylaws, Policies, Rules and Regulations
- Administer, maintain, or adapt guidelines to ensure the value of the Sunset Bay Community for present and future property owners.
- ACC Committee Responsibilities
- Architectural control review of all new construction and any modification of any existing lots or structures. Including New Home Application submittals, ACC Review forms.

As most of you know your Board has faithfully served the POA in the interest of enhancing and protecting the value and desirability of Sunset Bay for several years. At the Annual Meeting we typically ask for candidates who are interested in contributing to our community by serving on the Board. While we appreciate your support of the existing Board, we would like to ask in advance for nominations for Board positions. Take this opportunity to contribute and be an integral part of the Sunset Bay community! We encourage you to submit your candidacy for a Board position. Take ACTION, Get INVOLVED, and CONTRIBUTE to making the Sunset Bay community the best it can be! Submittal is easy! Complete the enclosed ballot and return by email to info@sunsetbaypoa.org or stacy_valentine@hotmail.com, or you may mail it to POA of Sunset Bay, 149 Sunrise Dr, Rockport TX 78382. The completed ballot must be received no later than Monday, August 1, 2022.

The Sunset Bay website is online at www.sunsetbaypoa.org. Please use the website as well as Facebook, to stay informed on the community activities, information, and to contact/communicate with the Board of Directors.

We look forward to seeing you at the 2022 Annual Meeting of the Property Owners. If you should have any questions, please email the POA at info@sunsetbaypoa.org or contact one of the Board members.

Board of Directors

Property Owners Association of Sunset Bay, Inc.

Property Owners Association of Sunset Bay, Inc.

149 Sunrise Dr.

Rockport TX 78382

info@sunsetbaypoa.org

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TENTATIVE AGENDA ANNUAL PROPERTY OWNERS MEETING

August 6, 2022 – 1:30-3:00 p.m.

Texas Maritime Museum, 1202 Navigation Circle, Rockport TX 78382

1. Call roll, certify proxies, and establish quorum
2. Proof of notice of meeting or waiver of notice
3. Reading and disposal of any unapproved minutes
4. Proposed Guest Speakers
 - From McDonald Real Estate in Rockport, Realtors: Lacy and Jeremy. Properties sold in the past year and total properties currently for sale
 - Kat Comeaux with Aransas County Road & Bridge to discuss red beds/drainage
5. Treasurer's Report
 - a. Finances
 - i. Review fiscal year 2022 – Financial Statements: Balance Sheet, Profit and Loss
 - ii. Present and adopt 2023 Budget
 - b. Outstanding maintenance fees and collection activities
6. Old Business - Updates
 - a. Landscaping in common area and entrances
 - b. Repairing entrance irrigation system, replacing plants
7. New Business
 - a. Update on activity in the subdivision – fencing on SH 188, Mailboxes, Community Pier
 - b. New Home Construction Form
 - ACC email - the ACC is responsible for reviewing and approving or not approving the new Home construction form and the ACC forms
 - c. Updated contact information – annual invoicing via email – sign up
 - 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.
 - d. Special skills or talents that the Board can reach out for (opinions or advise) and/or other members can contract for.

- e. Quadvest is selling to NextEra Water Texas
 - f. Facebook and the Blog on our website are integrated
 - g. New combo for fishing pier – changes every March; email info@sunsetbaypoa.org for the new code
 - h. Information under the Documents Tab on our website: CCRs, Policies, Title Certificates, etc.
 - i. Ballot for CCR changes – sent out and included in the packet this year for the opportunity to vote on: For Sale signs of a certain size are acceptable; to allow Board & Batten as an acceptable form of vertical siding
 - j. Capital Improvements – replaced section of fence that caught fire; fence line will be maintained with herbicides and trimming
 - k. Open Board and ACC positions – The Board positions are voted on, so we need candidates; the position of the president is appointed to a current Board member; The ACC positions will be voted on as well
 - l. Property owners' comments and Q & A's
8. Election of directors
- a. Nominations from floor/counting of voting ballots
 - b. Introduction and remarks of nominees
 - c. Voting of standing members and proxies
9. Adjournment

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