

MINUTES -AUGUST 21, 2021

MONTHLY MEETING

SUN EAGLE BAY OWNERS' ASSOCIATION 550 CR 1977 YANTIS, TEXAS 75497 903-393-7900

MEETING CALLED TO ORDER AT 10:00 A.M. FOUR OF THE BOARD MEMBERS WERE PRESENT.

PRESIDENT OPENED THE MEETING- MRS.KIM IS NOT HERE. SHE WAS EXPOSED TO COVID. PLEASE KEEP HER AND HER FAMILY IN YOUR PRAYERS. SHE USUALLY READS THE MINUTES AND OF COURSE SHE IS NOT HERE AND CANNOT READ THEM. WE ARE GOING TO FORGO THE MINUTES UNTIL THE NEXT MONTHLY MEETING. WE WILL READ BOTH JULY AND AUGUST MINUTES AT THE NEXT MEETING.

TREASURER'S REPORT WAS READ AND WILL BE FILED FOR AUDIT. JULY REPORTS WAS READ. JULY BALANCES – GENERAL FUND \$91,732.16, ROAD FUND \$78,107.52, BOAT RAMP \$14,085.78. FOR A TOTAL BALANCE OF \$183,925.46.

MAINTANCE UPDATE: ALLEN SEIGL- WE LOST OUR LAWN CARE GUY. WE HAVE FIVE NEW BIDS FOR LAWN CARE. WE WILL BE BACK ON TRACK ON MONDAY. HE IS GOING TO MOW EVERY 7 DAYS VERSES EVERY 10 DAYS. HAD THE TRACTOR REPAIRED. COST US \$2,400 BUT IT HAS TO BE REPAIRED ONCE PART IS IN STOCK IT WILL BE PICKED UP FOR FINAL REPAIRS. BATHROOMS -IN SECTION TWO. SHOWERS HAVE BEEN SHUT DOWN FOR YEARS. WE ARE GOING TO BRING THEM BACK ONLINE. PLEASE WATCH THE HOLDING TANKS IF THEY NEED PUMPED OUT. DALE SPOKE REGARDING HOLDING TANK SIZE- DOES ANY MEMBERS KNOW HOW LARGE THE HOLDING TANK IS? WE ARE GOING TO ASK YOU TO HELP US MONITOR THE WATER AND HOLDING TANK. ALLEN- WE ARE HOPING TO HAVE THE BATHROOMS UP AND RUNNING WITHIN THE NEXT COUPLE MONTHS.

FORCLOSURE PROPERTIES: COURT DATE OF THIS WEEK AND THE JUDGE SIGNED OFF ON EVERYTHING THEY WILL SET AN AUCTION DATE AT THE COURTHOUSE. WE ARE FORECLOSING ON 7 OWNERS. THESE PROPERTIES ARE MULTIPLE LOTS AND WE HAVENT EVEN STARTED ON THE SINGLE LOTS.

ROAD REPAIRS- HOPEFULLY DONE THIS WEEK. IF YOU HAVE A SPOT THAT YOU KNOW IS BAD LET A BOARD MEMBER KNOW SO WE CAN GET IT TAKEN CARE OF WHILE HE IS IN THE PARK. ONCE HE LEAVER THE PARK IT WILL BE A WHILE BEFORE WE CAN GET HIM BACK IN HERE. HE WAS SUPPOSED TO BE HERE TWO MONTHS AGO. AGAIN, LET US KNOW IF YOU SEE ANYTHING ELSE NEEDING REPAIRS.

BATHROOM REPAIRS- THIS BOARD WOULD LIKE TO MOVE FORWARD WITH REPAIRS. WE HAVE MULTIPLE PROBLEMS IN THE MENS BATHROOM AT THE CABANA. ONCE WE GET THE MENS DONE WE WILL LOOK AT THE OTHER ONE. THOSE BATHROOMS WERE BUILT IN THE 80'S AND HAVENT HAD ANY REPAIRS SINCE. YOU CAN SEE THAT THE BOARDS ARE ROTTED OUT. IF YOU KNOW A CONTRACTOR IN THE AREA THAT CAN TAKE ON A JOB LIKE THIS HAVE THEM CONTACT US SO WE CAN MOVE FORWARD. IT IS GOING TO TAKE A GENERAL CONTRACTOR BECAUSE IT WILL BE PLUMBING, ELECTRICAL WORK, INSULATION WORK. ITS GOING TO BE A BIG DEAL. ONCE WE GET BIDS, WE WILL SEE WHAT ITS GOING TO COST TO DO THESE REPAIRS. ANY QUESTIONS? NO QUESTIONS.

WE AS A NEW BOARD HAVE A LOT OF WORK TO DO. SO, PLEASE GO EASY ON US.

WE HAVE FOUR COMMITTEES FORMED:

ACC COMMITTEE: TONY SHAMBLIN IS OVER THE ACC. THE COMMITTEE CONSIST OF MIKE FARNHAM, BOBBY MOORE, SHANE MCCOLLUM AND BRAD HILL. DALE SPOKE TO TONY THIS MORNING AND THE ACC HAD NOTHING TO SAY. YOU HAVE TO GET A PERMIT IF YOU ARE GOING TO BUILD ON YOUR PROPERTY. GET WITH THE ACC AND GET A PERMIT.

DEED AND BYLAW COMMITTEE- THAT IS RESEARCHING THIS FOR US- MRS (SANDRA) IS OVER THIS COMMITTEE. SANDRA SPOKE FOR THE DEED/BYLAW COMMITTEE: THIS COMMITTEE HAS BEEN FORMED TO VALIDATING THE CURRENT SEB BYLAWYS AND DEED RESTRICTIONS. WE HAVE COLLECTED ALL 45 DOCUMENTS THAT HAVE BEEN FILED WITH WOOD COUNTY, TEXAS. WE HAVE DEVELOPED WORKSHEETS TO SPEED UP THE PROCESS AND THAT WILL ALLOW US TO COMPARE THE ORIGINAL DOCUMENTS FOR BOTH THE BYLAWS AND DEED RESTRICTIONS AND COMPARE THEM TO WHAT IS ON THE WEBSITE NOW. WE ALSO DEVELOPED A SPREAD SHEET TO CATEGORIZE EACH DOCUMENT FILED IN WOOD COUNTY BY YEAR, DOCUMENT NUMBER AND SUMMARY OF CONTENTS. THAT WILL HELP US TO ANALYZE THIS A LITTLE FASTER. EACH ON OF THESE DOCUMENTS HAVE BE VALIDATED. WE CANNOT LOOK TO THE FURTURE UNTIL WE KNOW NOW WHAT WE HAVE IS VALID. THE BYLAWS CONTAIN 7 ARTICLES AND 34 SECTIONS. I SHARED THE LIST WITH DALE THIS MORNING. WE WILL MOVE FORWARD WITH THE DEED RESTRICTIONS. ALL CHANGES WILL HAVE TO BE FILED WITH WOOD COUNTY. IF THEY WERE NOT FILED, IT WAS AN ILLEGAL CHANGE. WE HAVE TO MAKE SURE WE HAVE TALLY SHEETS WERE A VOTE TAKEN.

MINUTES
MONTHLY MEETING – AUGUST 21, 2021
PAGE 2

A LOT OF WORK TO DO BUT WE ARE MAKING HEADWAY NOW. ONCE ALL DOCUMENTS HAVE BEEN VALIDATED, WE WILL START COMPAIRING THEM AGAINST THE TEXAS PROPERTY OWNERS' PROTECTION ACT. THERE WERE A LOT OF CHANGES IN 2021. SO NOW WE HAVE TO MAKE SURE EVERYTHING IS IN COMPLIANCE.

MEMBERSHIP COMMITTEE- BRENDA FARNHAM INTRODUCED HERSELF AND SPOKE- HER COMMITTEE MEMBERS ARE ANITA SEIGL AND TERI REEDER. THE PACKETS CONTAIN HELPFUL NUMBERS AND INFORMATION IN THE PARK. ITS MORE OF AN INFORMATION PACKET. WE HAVE PLENTY. WE WILL BE HAPPY TO HELP YOU OUT IN ANYWAY. PRESIDENT- PLEASE GET A COPY OF THESE PACKETS. THERE IS A LOT OF GOOD INFORMATION AND THERE IS A COPY OF THE BYLAWS AND DEED RESTRICTIONS IN THE PACKETS. NOT SAYING IT IS ALL CORRECT BUT THAT IS WHAT WE HAVE TO GO ON FOR NOW.

DONNA- WOULD LIKE TO THANK THE CREW THAT CAME DOWN AND POWERWASHED, REPAIRED, AND PAINTED ALL THE PICNIC TABLES. WE CERTAINLY APPRECIATE ALL THE ONCES THAT HELPED. THEY LOOK GREAT.

FUNDRAISING COMMITTEE UPDATE- PRESIDENT- IM GOING TO DO THE UPDATE FOR THE FUNDRAISING COMMITTEE SINCE BLAIR IS SHY AND DIDN'T WANT TO TALK. BLAIR SMITH IS THE CHAIRMAN OF THIS COMMITTEE- THE COMMITTEE CONSIST OF LYNETTE JEANS, SUSAN JEANS, ERIN STEPHENS, ELENA HERNANDEZ, AND KYE SULLIVAN. THE PURPOSE OF THIS GROUP IS TO BEAUTIFY AND RAISE MONEY FOR THE PARK. THEY ARE LOOKING TO THE MEMBERS FOR ANY SUGGESTIONS OR IDEAS ON HOW TO SPEND THE MONEY ON THE PARK. THEY WANT TO THANK ALL THE VOLUNTEERS FOR THEIR HELP. THERE ARE A COUPLE THINGS THEY WOULD LIKE TO HAVE. THREE OR FOUR LARGE TRASHCANS. THREE RUBBER MATS TO USE FOR THE FISH FRYERS AND THEY ARE CURRENTLY RAISING MONEY FOR THE SAILS THAT WILL GO OVER THE PLAYGROUND EQUIPEMENT UP BY THE CABANA. THEY HAVE LOOKED AT IT AND THOSE WILL HAVE TO BE SPECIAL ORDERED. THEY ARE LOOKING FOR SOMEONE THAT MAY BE ABLE TO MAKE THEM CHEAPER. I AM GOING TO GIVE YOU A RUN DOWN OF THE MONEY THEY HAVE MADE. THE GARAGE SALE RAISED \$2,378.34, THE ICE CREAM/SNOW CONE SALES \$303.25, KIDS FISHING DIRBY THAT WAS HOSTED BY MIKE AND MARY LUCAS RAISED \$414.00, THE FISH FRY RAISED \$932.00 WHICH IS A SUBTOTAL OF \$4,027.59. THEN THE REMOTE GATE SALES WAS \$225.00 WITH A TOTAL TO DATE OF \$5,667.13. THE LAST FEW EVENTS WERE HELD AT THE NEW PAVILION AND ALL FUTURE EVENTS WILL BE HELD THERE. I WOULD LIKE TO THANK EVERYONE FOR THEIR DONATIONS OF THE PICNIC TABLES IN MEMORY OF A VERY SPECIAL PERSON TO THEM. THE FISHING DERBY WASN'T A FUNDRAISING EVENT BUT WE DECIDED TO HELP WITH IT, AS WELL AS THE OTHER VOLUNTEERS. THIS WAS A SPECIAL EVENT. THE ATTENDEES AND KIDS HAD A GREAT TIME. THANK YOU MIKE AND MARY AND WE LOOK FORWARD TO NEXT YEAR. MARK YOUR CALENDAR FOR THE NEXT EVENT FOR SEPTEMBER 5TH. THE GOLF CART PARADE, BBQ COOK OFF AND DINNER FOLLOWED BY DJ AND MUSIC. THEY ARE TAKING DONATIONS BUT MOST IS ALREADY PAID FOR. ALL MONEY WILL GO TO FUNDRAISING COMMITTEE.

PRESIDENT-THERE IS A SUGGESTION BOX AT THE OFFICE- IF THERE IS SOMETHING THE BOARD IS NOT PAYING ATTENTION TO LET US KNOW.

LABOR DAY- JULY 4TH WAS MESSSED UP OUT HERE. WE HAD SECURITY ISSUES. THE BOARD IS LOOKING FOR A COUPLE MORE VOLUNTEERS TO HELP OUR SECURITY GUY. IF YOU ARE INTERESTED LET THE BOARD KNOW. IF YOU ARE GOING TO HELP YOU HAVE TO BE SOBER. I DON'T WANT ANOTHER JULY 4TH IT WAS BAD. ED IS GOING TO NEED SOME HELP. IF YOU ARE INTERESTED LET US KNOW. DISCUSSION AS TO LOCATION OF COOK OFF. BLAIR SPOKE ON PREVIOUS EVENT LOCATION. PRESIDENT STATED THIS IS PUT ON BY THE FUNDRAISING COMMITTEE. IT IS THEIR DECISION TO DECIDE. YOU CAN GO OR NOT GO. IF YOUR WORRIED ABOUT COVID THEN DON'T GO OR WEAR A MASK. ENOUGH OF BEATING THIS DEAD HORSE. OUR ATTORNEY TOLD US NOT TO DO ANYTHING ELSE TO THE PAVILION BECAUES IT IS A CAPITOL IMPROVEMENT. IT HAS TO BE VOTED ON. ONCE WE RECEIVE A FINANCIAL IMPACT STATEMENT TO SEE WHAT THAT PAVILION IS GOING TO COST US, WE CAN MOVE FORWARD. IN THE MEANTIME, THE ELECTRICITY HAS BEEN ADDED. I THINK PEOPLE ARE WORKING UNDER THE IMPRESSION THAT IT IS EASIER TO GET FORGIVENESS INSTEAD OF PERMISSION. THAT WAS A FREEBE AND THE LAST ONE. NO MORE. NOTHING ELSE IS TO BE DONE TO THAT PAVILION UNTIL THE PEOPLE IN THIS COMMUNITY CAN VOTE ON IT. WITH THAT BEING SAID I THINK IT NEEDS ELECTRICITY, IT NEEDS CEILING FANS, IT NEEDS GUTTERS, BUT THAT IS SOMETHING THAT US AS A COMMUNITY IS GOING TO HAVE TO DECIDE AS A WHOLE. THE WIRING THAT WAS ALREADY DONE WAS DONATED. WHEN AND IF WE GET ELECTRICITY IN THE BUILDING, WE WILL USE A LICENSED CONTRACTOR TO DO IT SO IT IS LEGAL AND WE CAN FALL BACK ON HIM IF NOT DONE PROPERLY. IN THE LONG RUN WHETHER WE AGREE TO IT OR NOT. IT IS SEB PROPERTY AND WE CANNOT LET IT RUN DOWN.

MINUTES
MONTHLY MEETING – AUGUST 21, 2021
PAGE 3

WE HAD A LITTLE INCIDENT AT THE CABANA WITH VANDALISM. THOSE INDIVIDUALS WERE CAUGHT. THE BOARD DECIDED THAT THEY WOULD LOSE THEIR CABANA AND POOL PRIVILEGE FOR THE REST OF THE SEASON. BOTH ARE DOING 20 HOURS OF COMMUNITY SERVICE FOR THIS PARK. WE WILL NOT TOLERATE THIS. WE HAVE PEOPLE THAT LIVE HERE AND COMING HERE ON THE WEEKENDS TO ENJOY THE PARK. PLEASE BE RESPECTFUL OF THE BATHROOMS. WE DON'T NEED ANYONE MAKING MESSSES IN THE BATHROOMS. IF YOU HAVE ANYONE COMING INTO THIS PARK YOU ARE RESPONSIBLE FOR THAT PERSON.

MEMBER SIGN IN SHEET FOR MEMBER COMMENTS:

MIKE LUCAS- I REPRESENT THE FIRE DEPARTMENT. WE GOT A NEW TRUCK FOR THE COMMUNITY. THE WHITE ONE OVER THERE. YOU CAN COME OVER AND PLAY WITH IT AFTER THE MEETING. ROB, BRAD HUFF, BRAD'S DAD, MIKE MANN, MARY LUCAS ARE ALL VOLUNTEERS. WHEN WE HAVE EVENTS AT THE NEW PAVILION DON'T BLOCK THE DOORS SO WE CAN GET OUT AND MOVE SO THERE AREN'T ANY DELAYS. THE NEW TRUCK IT IS KEPT AT OUR SHOP. ANY EMERGENCIES CALL 911 OR CALL US WHATEVER IS BEST. WE ARE LOOKING FOR VOLUNTEERS AS LONG AS YOU ARE OVER 18. THERE IS SOMETHING ANYONE CAN DO. WE NEED VOLUNTEERS. MARY- THE VOLUNTEER FIRE DEPARTMENT IS BECOMING MORE IMPORTANT IN THE PARK BECAUSE WE ARE GROWING SO FAST. I SUGGEST THAT YOU KEEP YOUR GRASS AND WEEDS MAINTAINED. WE ARE SEEING MORE FIRES AND IN THE FALL WE WILL SEE EVEN MORE. KEEP YOUR LOTS MAINTAINED AND CLEARED.

PRESIDENT- IF YOU STILL HAVE THE FIRST STICKERS THAT YOU RECEIVED WHEN INVOICES WENT OUT COME BY THE OFFICE AND GET THE NEW STICKERS. THE FIRST ONES WEARS OFF AND CANNOT BE SEEN.

DONNA- THE GREIF SUPPORT GROUP MEETS EVERY SUNDAY BY TERRY'S TREE AT THE END OF THE BOAT RAMP. WE HAVE BEEN ABLE TO HELP ONE ANOTHER OUT. ANYONE IS WELCOME. WE MEET EVERY SUNDAY AT 9:00 A.M. IT HAS BEEN A BIG HELP FOR SO MANY OF US.

DONNA- IT WAS BROUGHT TO MY ATTENTION AND I WILL BRING IT TO YA'LLS ATTENTION THAT A PLAQUE HAS BEEN MADE IN MEMORY OF BILLY RAY AND ELAINE TILLISON. THE PLAQUE HAS BEEN DONATED. CAN WE PROPOSE A SHOW OF HANDS THAT IT IS ACCEPTABLE? IT IS A PLAQUE AND IS NOT ADDING ANY IMPROVEMENT JUST A PLAQUE. I JUST WANT TO MAKE SURE I SHARED THE INFORMATION THAT WAS SHARED WITH ME AND DIDN'T WANT ANY CONFUSION. NO HAND VOTE NEEDED PER PRESIDENT.

PRESIDENT REQUEST A MOTION TO ADJOURNED THE MEETING. DO I HAVE A SECOND?

MEETING IS ADJOURNED.

Old Business

- 1. Update of Foreclosure Properties**
- 2. Road Repairs- Jim Jenkins**
- 3. Bathroom bids-Cabana-Update**

New Business

- 1. New Board Members**
- 2. Chairperson named for committees**
- 3. Suggestion box**
- 4. Section 2 bathrooms update from ACC or Board.**
- 5. Extra security for Labor Day.**
- 6. Pavilion update-electricity and gutters.**
- 7. Tractor update-repairs/ returned.**
- 8. Update for guidelines and rules**
- 9. Incident at cabana-lost privileges and community service.**
- 10. Lawn Care in the Park- Jose no longer doing SEB mowing. Accepting bids and bids received.**