

MINUTES -SEPTEMBER 18, 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.

MINUTES – JULY AND AUGUST MINUTES WERE READ BY SECRETARY. CORRECTIONS WERE NOTED AND MADE. JULY AND AUGUST 2021 MINUTES WERE APPROVED.

DONNA- TO FOLLOW UP ON THE PAVILION PLAQUE, THERE WAS NO INTENTIONS OF MISLEADING ANYONE. I JUST FELT YOU HAD THE RIGHT TO KNOW ONE WAS BEING MADE. IF I MISLEAD ANYONE THAT IS ON ME.

TREASURER'S REPORT WAS READ AND WILL BE FILED FOR AUDIT. AUGUST REPORTS WAS READ. AUGUST BALANCES – GENERAL FUND \$89,460.63 ROAD FUND \$80,715.76, BOAT RAMP \$14,737.78. FOR A TOTAL BALANCE OF \$184,914.17.

MAINTENANCE UPDATE: PRESIDENT WILL COVER MAINTENANCE SINCE ALLEN IS NOT HERE.

ROAD REPAIRS- WE GOT THE ROADS FIXED THE BEST WE COULD. WILL LOOK INTO GETTING ADDITION REPAIRS NEXT YEAR.

BATHROOM REPAIRS- THE BATHROOMS IN SECTION 2- WE ARE GETTING COST TOGETHER TO SEE WHAT IT IS GOING TO COST US TO GET THAT BATHROOM UP AND RUNNING.

THE POOL WILL BE CLOSED THIS MONTH DEPENDING ON CHEMICALS.

DALE- ANYONE HAVE ANY QUESTIONS ON MAINTENANCE? DALE ANSWERED MEMBERS QUESTIONS.

DALE- I WOULD LIKE TO THANK MIKE MANN ON THE BBQ COOK OFF. HE DID A HELL OF A JOB WITH BBQ COOK-OFF. ALSO, WOULD LIKE TO THANK THE FUNDRAISING COMMITTEE. THE LAST NUMBER I GOT WAS \$993.00 JUST FROM THE BBQ COOK-OFF AND THAT DOES NOT INCLUDE T-SHIRTS. RIGHT NOW, WITHOUT T-SHIRT MONEY, BBQ COOK-OFF MADE A LITTLE OVER \$2000 FOR THAT ONE WEEKEND. THE VOLUNTEERS WORKED THEIR BUTT OFF AND IT WAS HOT. ALSO WANT TO THANK MIKE LUCAS FOR DOING THE PIES AND DESERTS.

THE ONLY OTHER THING I WANT TO COVER IS THE BATHROOMS. WE HAD SOME INCIDENTS THAT SOMEONE WENT IN THERE AND MADE A MESS. IF YOU WALK IN THE BATHROOM AND YOU SEE A MESS. WALK BACK OUT, STAND IN FRONT OF ONE OF THOSE CAMERA, WAVE YOUR ARMS AND REACH OUT TO ONE OF THE BOARD MEMBERS. THAT WILL GIVE US A TIMELINE TO WHEN IT HAPPENED. RIGHT NOW, WE HAVE NO IDEA WHEN THESE MESSES OCCURRED. THIS WILL GIVE US A TIME STAMP AND TRY TO TRACK DOWN THE PERSON MAKING THESE MESSES. WE HAVE NO SMOKING SIGNS IN THE BATHROOMS. THIS IS A COMMUNITY PARK. IF SOMEONE IS SMOKING IN THE BATHROOMS ASK THEM POLITELY TO LEAVE. IF THEY WANT TO GET NASTY CONTACT SECURITY OR A BOARD MEMBER. WE ALL HAVE TO DO SOME COMMUNITY POLICING.

LABOR DAY WENT GOOD IT WAS A NICE QUIET WEEKEND. I THINK IT IS BECAUSE OF THE ADDED SECURITY. THANKS TO THE VOLUNTEERS FOR YOUR HELP. I THINK WE WILL MOVE FORWARD WITH EXTRA SECURITY FOR THE HOLIDAYS NEXT YEAR.

FORECLOSURES- THERE IS AN AUCTION SET FOR OCTOBER 5TH. IF NO ONE BIDS ON THOSE PROPERTIES WE WILL BE GETTING THOSE PROPERTY BACK AND THE BOARD WILL PUT THEM UP FOR SALE. THE BOARD HAS ALREADY DECIDED WE ARE GOING AFTER ANYONE THAT HAS A BALANCE OF \$2000 OR MORE. WE HAVE SOME SINGLE LOTS MEMBERS THAT HAVE NOT PAID IN 18 YEARS. IN THE PAST IT WAS NOT FEASIBLE TO GO AFTER THEM BECAUSE OF THE COST OF LAWYER'S FEES. IT IS NOW FEASIBLE FOR US TO GO AFTER THEM WITH THE NEW PARALEGAL. ONCE WE GET FINISHED WITH THE AUCTION WE ARE GOING AFTER THOSE 21 PROPERTIES. WITH AN AVERAGE COST OF \$5,000 PER LOT, DEPENDING ON WHATS ON THE LOTS, BUT WITH THAT AVERAGE GETTING THOSE PROPERTIES BACK IS AN AVERAGE OF \$105,000.00 GOING BACK INTO SUN EAGLE BAYS BANK ACCOUNT. IT IS AMAZING TO ME THAT WE HAVE PEOPLE THAT HAS NOT PAID DUES IN 10, 15, 20 YEARS. WE ARE ALSO GOING TO SEND LETTERS TO MEMBERS TO GET THEIR PROPERTIES CLEANED UP. WE ARE GOING AFTER THEM TOO. IN THE PAST THERE HAS BEEN NO REPERCUSSIONS IN OUR BYLAWS TO MAINTAIN YOUR PROPERTIES.

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THE ONLY WAY THE BOARD SEES TO COMBAT THAT PROBLEM IS TO SET A FINE SCHEDULE. HOPEFULLY, THIS WILL PRESSURE SOME PEOPLE TO CLEAN UP THEIR LOTS. WE HAVE OVER 100 PEOPLE LIVING HERE NOW. WE HAVE TO GET THESE LOTS CLEANED UP AND MAKE OUR COMMUNITY LOOK BETTER.

CABANA BATHROOM- WE ARE TALKING ABOUT A COMPLETE REMODEL. THAT THING WAS DONE IN THE 80'S. I HAVE REACHED OUT TO THREE CONTRACTORS IN THE AREA. CANNOT SEEM TO GET A PHONE CALL BACK. IF YOU KNOW OF ANYONE, PLEASE PUT THEM IN CONTACT WITH US SO WE CAN REACH OUT TO THEM. WE WOULD LIKE TO GET IT DONE IN THE DOWN SEASON OF THIS YEAR SO THAT NEXT YEAR STARTING IN THE SPRING WE WILL HAVE A NEW MENS BATHROOMS AND LOOK TO GETTING THE OTHER BATHROOMS REMODELED TOO.

SPEED LIMIT IN THE PARK- 15 MILES AN HOUR. THAT INCLUDES GOLF CARTS. GUYS MOST PEOPLE THAT SHOW UP TO THESE MEETINGS ARE NOT THE OFFENDERS. TALK TO YOUR NEIGHBORS AND FAMILY. SLOW THEM DOWN.

USAGE OF BULLETIN BOARDS- WE HAD AN INDIVIDUAL TAKE IT UPON HIMSELF TO POST HIS BELIEFS AND OPINIONS ON THE BULLETIN BOARD. I DON'T HAVE A PROBLEM WITH THAT BUT AT LEAST SIGN IT. IF YOU HAVE SUGGESTIONS, WE HAVE A SUGGESTION BOX. PUT IT IN THE BOX SO THE BOARD CAN WORK ON IT.

MAILBOX UPDATE- POST OFFICE PUT LOCKS IN YESTERDAY. COME TO OFFICE TO RESERVE YOUR MAILBOX.

SUGGESTIONS FOR SMALL PARK IMPROVEMENTS. PUTTING IN ADDITIONAL MAILBOXES WITHIN 6 MONTHS WE WILL NEED ADDITIONAL BOXES IN THE FUTURE.

MEMORIAL PLAQUES- WE DID HOLD A HAND VOTE TO ALLOW THE PLAQUES. THE FIRST PLAQUE WAS A MEMORIAL PLAQUE BUT IT ALSO NAMED THE PAVILION. WE DID NOT VOTE ON THAT. IF THE COMMUNITY WANTS TO NAME THAT PAVILION IT NEEDS TO BE ON A BALLOT VOTE BY THE WHOLE COMMUNITY. TO STOP ALL THE PROBLEMS IN THE FUTURE, IF YOU WANT TO DO A MEMORIAL PLAQUE IT WILL BE 4 X 6 RECTANGULAR SHAPE. REACH OUT TO THE BOARD AND WE WILL GET THEM HUNG. WE ARE DECIDING HOW THOSE NEED TO BE HUNG WITHOUT CAUSING DAMAGE AND LEAKS TO THE PAVILION. SO, ANY QUESTIONS ON THAT? NO

ACC COMMITTEE: TONY SHAMBLIN UPDATE-MAINLY REMINDING EVERYONE YOU HAVE TO GET A PERMIT. IT WILL PREVENT A LOT OF PROBLEMS. IF YOU'RE GOING TO BUILD OR BRING IN A BUILDING YOU HAVE TO GET A PERMIT.

FUNDRAISING COMMITTEE: MOST OF THE FUNDRAISING COMMITTEE IS GOING TO TAKE A STEP BACK FOR A WHILE. THEY HAVE DONE A HELL OF A GREAT JOB THE LAST TWO YEARS. THEY HAVE RAISED TONS OF MONEY TO HELP BEAUTIFY THIS PARK AND THEY HAVE TAKEN A BEATING OVER IT. IF ANYONE WANTS TO VOLUNTEER TO HELP WITH ANY FUNDRAISING EVENTS GET WITH ONE OF THE BOARD MEMBERS.

MEMBERSHIP COMMITTEE- BRENDA FARNHAM SPOKE- IF YOU DIDN'T GET A MEMBERSHIP PACKET AT THE LAST MEETING LET ME KNOW. WE ARE TRYING TO UPDATE EVERYONES INFORMATION WHICH HELPS THAT BOARD KEEP UPDATED INFORMATION REGARDING OWNERS. YOU MAY GET A PHONE CALL FROM US JUST TO GET UPDATED INFORMATION ON EVERYONES LOTS.

DEED AND BYLAW COMMITTEE- MRS SANDRA SPOKE. THE GOOD NEWS IS TONY YOU ARE GOING TO HAVE SOME HELP BEFORE LONG. LAST TIME WE HAD COLLECTED ALL THE DOCUMENTS THAT HAS BEEN FILED WITH WOOD COUNTY. WE HAVE NOW COLLECTED ALL THE NEEDED BALLOTS AND BALLOT TALLYS THAT WERE MISSING FROM THOSE DOCUMENTS SO WE CAN VALIDATE THE BYLAWS AND DEED RESTRICTIONS. AT THIS POINT WE HAVE DONE ALL OF THE BACKGROUND WORK ON BOTH DOCUMENTS. WE HAVE GOT ONE MORE PASS THROUGH OF OUR NOTES TO MAKE SURE THAT WE HAVE EVERYTHING CORRECT. ONCE WE DO THAT, WE WILL BE ABLE TO HAND WHAT WE HAVE OVER TO THE BOARD. HOPEFULLY, WITHIN THE NEXT MONTH THEY WILL BE ABLE TO START WORKING ON GETTING THOSE DOCUMENTS IN PRINT AS TO WHAT IS LEGAL AND WHAT IS NOT LEGAL. WE DO HAVE SOME THINGS THAT WERE NOT LEGALLY DONE. WE COULD ONLY VALIDATE WHAT WE HAVE DOCUMENTS FOR. WE ARE VERY CLOSE TO HAVING IT FINISHED, DELIVERED TO THE BOARD AND THE SUGGESTION FOR THE CHANGES WILL BE MADE ALSO.

MEMBER SIGN IN SHEET FOR MEMBER COMMENTS:

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MIKE LUCAS- I AM RAFFLING OFF TICKETS TO RAISE MONEY FOR PARK BEAUTIFICATION. RAFFLE WILL BE FOR A GUIDED FISHING TRIP. THE TICKETS ARE \$5 EACH OR 5 FOR \$20. I WILL HAVE THE DRAWING AT THE CHILI COOK-OFF WHICH IS THE SAME DAY AS THE OCTOBER MEETING. IT WILL BE ANNOUNCED AT BOTH PLACES.

PRESIDENT\MARY- WE ARE STILL HAVING THE CHILI COOK-OFF. GET WITH MARY OR KEYE AND LET US KNOW WHO ALL IS GOING TO COOK AND WHAT YOU ARE GOING TO BRING. IT WILL BE OCTOBER 16TH. WE ARE GOING TO DO THE COOK OFF ABOUT 5 O’CLOCK IN THE EVENING. OCTOBER 9TH IS THE COMMUNITY GARAGE SALE. WE JUST OPEN THE GATE AND PUT SIGNS OUT. YOU WILL BE RESPONSIBLE FOR YOUR STREET.

PRESIDENT- THE BOARD’S NEW FACEBOOK PAGE - ONLY BOARD MEMBERS ARE ADMINS ON IT. THERE ARE NO COMMENTS ON IT. ALL WE DO IS POST INFORMATION ON THERE. IT IS FOR DEED OWNERS OR THEIR SPOUSES ONLY. WE ARE NOT GOING DOWN THE ROAD TO EXTENDED FAMILIES. YOU WILL BE VERIFIED AS A DEED OWNER WITH WOOD COUNTY BEFORE BEING ACCEPTED. A LOT OF GOOD INFORMATION IS ON THE PAGE.

PRESIDENT- DOES ANYONE HAVE ANYTHING ELSE? NO COMMENTS.

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

MEETING IS ADJOURNED.

OLD 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.

NEW BUSINESS

1. PAST DUE PROPERTY OWNERS/FORECLOSURE PROPERTIES.
2. CLEANING UP PROPERTIES.
3. SEEKING BIDS ON CABANA BATHROOM REPAIRS
4. CLOSING OF POOL FOR SEASON.
5. SPEED LIMIT IN THE PARK.
6. USAGE OF BULLETIN BOARDS.
7. MAILBOX UPDATE.
8. SUGGESTIONS FOR SMALL PARK IMPROVEMENTS.
9. PAVILION MEMORIAL PLAQUES.