

MINUTES -DECEMBER 18<sup>TH</sup>, 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 – NOVEMBER MINUTES WERE READ BY SECRETARY. NOVEMBER 2021 MINUTES WERE APPROVED.

TREASURER'S REPORT- NOVEMBER FINANCIALS WERE READ BY TREASURER AND WILL BE FILED FOR AUDIT. NOVEMBER BALANCES- GENERAL FUND \$98,547.66, ROAD FUND \$43,460.29, BOAT RAMP FUND \$15,346.14. NOVEMBER TOTAL BALANCE \$157,354.09.

OLD BUSINESS:

REMOVAL OF BOAT AND BOAT TRAILERS- BOAT TRAILERS HAVE BEEN REMOVED.

SEB MAILBOXES – ONE BID HAS BEEN RECEIVED ON BUILDING A NEW COVER FOR MAILBOXES. WE ARE STILL ACCEPTING BIDS.

MAINTENANCE UPDATE: ALLEN SPOKE REGARDING SECTION 2 BATHROOMS. THEY ARE UP AND RUNNING. WE HAD TANKS PUMPED DECEMBER 17, 2021. WE DID HAVE A CONTRACTOR TO GIVE A BID ON BATHROOMS AT CABANA. OTHER BIDS WILL BE ACCEPTED. GOLF CART TRANSMISSION REPAIRS DONE.

NEW BUSINESS:

SECURITY- AS OF NOW WE HAVE TWO DAYS WITH NO SECURITY. THE BOARD HAS DISCUSSED THIS AND AS OF NOW WE WILL HAVE SECURITY SEVEN DAYS A WEEK. IF YOU HAVE A PROBLEM CALL 911 THEN REACH OUT TO SECURITY OR A BOARD MEMBER. WE HAVE HAD PROBLEMS WITH CERTAIN INDIVIDUALS IN THE PARK. WE AS A BOARD HAVE DECIDED TO ADD ON AN ADDITIONAL SECURITY GUARD. WE WILL HAVE ROB AND ED AS OUR SECURITY GUARDS. WE HAVE HAD THEFTS AND PHYSICAL ALTERCATIONS. THE COST WILL BE \$1,300.00 PER MONTH FOR BOTH SECURITY GUARDS. THEY WILL BE ON A 3-4-3 SCHEDULE AND WILL ROTATE EVERY OTHER WEEK SO THEY HAVE THE SAME NUMBER OF HOURS PER MONTH. THEY WILL ALSO BE USING THEIR OWN GOLF CART AND DO THEIR OWN MAINTENANCE TO THEIR GOLF CARTS. SECURITY GUARD PAY INCREASE AND THEIR DUTIES WERE DISCUSSED BY MEMBERS AND BOARD.

DEED RESTRICTION: THE DEED RESTRICTIONS, SUGGESTIONS AND WORDING HAS BEEN SENT TO THE LAWYER FOR HIS FINAL REVIEW. WE PLAN ON REVIEWING ALL 19 DEED RESTRICTIONS. WE ARE GOING TO TAKE A FEW AT A TIME AT THE MONTHLY MEETINGS TO FAMILIARIZE YOU WITH WHAT WE ARE WANTING TO AMEND OR CHANGE. ON APRIL 30, 2022, AT 10:00 A.M. I WILL HOLD A TOWN HALL MEETING AND GO OVER ALL OF THEM. TOWN HALL MEETING WILL BE POSTED TO NOTIFY THE MEMBERS. YOU CAN PICK UP A COPY OF THE DEED RESTRICTIONS OR BYLAWS IN THE OFFICE OR AT WOOD COUNTY, TEXAS COURTHOUSE

RENTING OF PROPERTY BY OWNERS AND PEOPLE LIVING ON PROPERTY WHEN OWNERS ARE NOT PRESENT: ACCORDING TO OUR DEED RESTRICTIONS YOU CANNOT DO THIS. WE ARE TRYING TO REMEDY THIS SITUATION. WE HAVE NO REPERCUSSIONS TO THIS SITUATION AT THE PRESENT TIME. THIS IS SOMETHING WE HAVE TO CHANGE WHEN MEMBERS DON'T ABIDE BY OUR BYLAWS OR DEED RESTRICTIONS. ANY CHANGES TO OUR DOCUMENTS WILL HAVE TO BE VOTED ON BY THE MEMBERS IN JULY. THE BOARD IS NOT AGAINST YOU GUYS. WE ARE TRYING TO MAKE THIS A BETTER PLACE FOR EVERYONE. THE ONLY WAY WE SEE TO DO THIS IS TO IMPLEMENT FINES AGAINST THE MEMBERS THAT DO NOT DO WHAT THEY ARE SUPPOSED TO DO.

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**LAKE WATER/BOAT RAMP IMPROVEMENTS:** SRA IS DRAWING THE LAKE DOWN. WE HAVE SOME MONEY TO REPAIR THE BOAT RAMPS, IF YOU HAVE ANY SUGGESTION ON REPAIRS TO THE DOCKS OR BOAT RAMPS, PLEASE LET US KNOW. WE HAVE ROUGHLY \$15,000.00 TO SPEND. THE DOCKS SEEMS TO BE IN PRETTY GOOD SHAPE. WE NEED TO EXTEND THE BOAT RAMPS. THERE ARE HOLES UNDER THE RAMPS THAT NEED TO BE REPAIRED IF POSSIBLE. GET WITH A BOARD MEMBER REGARDING YOUR RECOMMENDATIONS. WE WANT TO REPAIR WHAT WE CAN AFFORD. WE ARE GOING TO PUT A HANDICAP RAMP GOING TO THE LONG PIER.

**TOWN HALL MEETING-APRIL 30<sup>TH</sup> 10:00 A.M.** PACK A LUNCH. THIS HAS TO BE DONE. TALK TO YOUR NEIGHBORS. GET THEM HERE FOR THIS MEETING.

**FUNDRAISING EVENTS:** UPDATE FROM MARY- LIGHT UP THE PARK TONIGHT AT 7:00 P.M.

**ARA COMMITTEE:** NO UPDATE

**MEMBERSHIP COMMITTEE-** NO UPDATE FROM BRENDA

**DEED AND BYLAW COMMITTEE-** SANDRA AND ANN HAS PUT IN OVER 200 HOURS IN CHECKING OUR DOCUMENTS TO SEE WHAT IS LEGAL AND WHAT ISN'T. THEY DID AN EXCELLENT JOB.

**SIGN UP SHEET FOR MEMBERS COMMENTS:** ALLEN CURTIS SPOKE REGARDING SUGGESTED BOAT RAMP MAINTENANCE. ANY VOLUNTEERS? LET US KNOW.

**OLD BUSINESS**

1. REMOVAL OF BOAT AND BOAT TRAILERS
2. UPDATE OF BATHROOMS
3. UPDATE OF CABANA
4. SEB MAILBOXES
5. BURN PILE

**NEW BUSINESS**

1. SECURITY
2. DEED RESTRICTIONS
3. LAKE WATER/BOAT RAMP IMPROVEMENTS
4. RENTING OF PROPERTY BY OWNERS AND PEOPLE LIVING ON PROPERTY WHEN OWNERS ARE NOT PRESENT
5. TOWN HALL MEETING-APRIL 30<sup>TH</sup>, 2022 10:00 A.M.

**FUNDRAISING EVENTS:** UPDATE  
**ACC COMMITTEE:** UPDATE  
**MEMBERSHIP COMMITTEE:** UPDATE  
**DEED RESTRICTIONS/BYLAW COMMITTEE-** UPDATE

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

MEETING IS ADJOURNED.