

MINUTES -APRIL 16TH, 2022

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 BOARD MEMBERS WERE PRESENT.

MINUTES – MARCH MINUTES WERE READ BY PRESIDENT. MARCH 2022 MINUTES WERE APPROVED.

PRESIDENT ANSWERED QUESTIONS REGARDING BATHROOM REMODEL AT THE CABANA AND THE BIDS WE RECEIVED. THE BID THAT WAS ACCEPTED WAS JVANN CONSTRUCTION. HIS BID WAS \$27,835.00. HE IS LICENSED AND BONDED.

TREASURER'S REPORT- MARCH FINANCIALS WERE READ BY TREASURER AND WILL BE FILED FOR AUDIT. MARCH BALANCES- GENERAL FUND \$103,552.27, ROAD FUND \$8,561.05, BOAT RAMP FUND \$5,723.31. MARCH TOTAL BALANCE WAS \$117,836.63. FUNDRAISING BALANCE WAS \$9,117.76. TREASURER'S REPORT WAS APPROVED.

MAINTENANCE UPDATE: ALLEN SPOKE REGARDING THE BOAT RAMP IMPROVEMENT. THEY ARE STILL UNUSEABLE. WE MET WITH SIDNEY WALKER. WE HAVE TWO OPTIONS. ONE IS TO DREDGE THE WHOLE THING THAT WOULD COST US \$10,000.00. OPTION TWO IS SIDNEY'S RECOMMENDATION IS TO DREDGE FROM THE DEEP WATER OUT FRONT OFF THE POINT TO THE BOAT RAMP. THEN WE WOULD HAVE TO HIRE SOMEONE TO COME IN A POUR CONCRETE. THAT WOULD COST BETWEEN \$10-\$15,000.00 DOLLARS TO GET ALL THIS DONE. ALLEN AND DALE ANSWERED MEMBERS QUESTIONS REGARDING DREDGING. WE ARE GOING TO GET BID INFORMATION REGARDING THE DREDGING. WE WOULD HAVE TO MOVE SOME FUNDS INTO THE BOAT RAMP FUND TO GET THIS COVERED. DALE ASKED FOR A SHOW OF HANDS TO VOTE ON MOVING FORWARD WITH DREDGING AT THE BOAT RAMPS. 31 YES VOTES TO PROCEED. ANYONE OPPOSE. WE ARE GOING TO MOVE FORWARD AND GET THE APPROVAL FROM SRA TO GET THIS DONE. WE HAVE NOT DEPLOYED THE FLOATING BOAT DOCKS. ACCORDING TO THE MANUFACTURER IT IS EASIER TO INSTALL WHEN THE LAKE IS FULL. ONCE WE HAVE ENOUGH WATER IN THE LAKE, WE WILL INSTALL THEM. THEY WILL ONLY BE FOR LAUNCHING OR LOADING ONLY. THE COST OF THE TWO FLOATING BOAT DOCKS WAS ROUGHLY \$9,000.00. THEY HAVE A 20 YEAR MANUFACTURER'S WARRANTY. WE PUT UP SIGNED DOWN AT THE BOAT RAMP.

CABANA BATHROOM: ALLEN SPOKE- AS YOU ARE AWARE IT IS STILL UNDER CONSTRUCTION. WE ARE SORRY IT IS TAKING SO LONG. IT SHOULD BE FINISHED POSSIBLY BY THE END OF NEXT WEEK. WE ARE WAITING ON THE PLUMBER TO DO THE PLUMBING WORK. WE HAD THE FRONT GATE REPAIRED AGAIN. WE HAD SOMEONE HIT IT. WE UNDERSTAND ACCIDENTS HAPPEN. PLEASE IF YOU HIT THE GATE LET SOMEONE KNOW. DON'T JUST LEAVE IT OPEN.

PRESIDENT COMMENTS: DALE SPOKE TO THE MEMBERS. THIS BOARD WANTS TO BE TRANSPARENT. IF YOU HAVE ANY QUESTIONS, PLEASE REACH OUT TO A BOARD MEMBER. WE WILL BE WILLING TO ANSWER ANY QUESTIONS. A BIG THANK YOU TO BOBBY MOORE. HE VOLUNTEERED HIS TIME AND EQUIPEMENT TO WIRE IN THE LIGHTS ON THE FISHING PIER. BOBBY THANK YOU.

EASTER EGG HUNT LAST WEEKEND-THANK YOU FOR ALL THE VOLUNTEERS. WE HAD A GOOD TURN OUT.

GOLF CART SAFETY. SLOW DOWN. WE HAD AN ACCIDENT A COUPLE WEEKS BACK. HE IS STILL IN THE HOSPITAL IN BAD SHAPE. HE WAS A GUEST OF A GUEST. DRINKING AND DRIVING. WE HAVE HAD THREE DOMESTIC DISTURBANCES IN THE LAST MONTH. WHEN SEB NAME KEEPS SHOWING UP ON THE WOOD COUNTY SHERIFF'S WEBSITE AND FACEBOOK PAGE THAT DOESN'T LOOK GOOD FOR US. IF YOU HAVE AN ISSUE, GET IN TOUCH WITH ED OR ROB.

FORECLOSURES: WE HAVE TEN (10) PROPERTIES WE HAVE FILED FORECLOSURE ON. AS SOON AS THE JUDGE SIGNS OFF AND GIVES US THE GO AHEAD WE WILL POST ALL THE INFORMATION. WE WILL PROVIDE THE LOT INFORMATION, A DATE AND TIME FOR THE AUCTION. IF THEY DON'T SALE AT THE COURTHOUSE THEY WILL COME BACK TO SEB FOR SALE.

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MEMORIAL DAY WEEKEND IS COMING UP. LAST YEAR WE ASKED FOR VOLUNTEERS TO HELP FOR THAT HOLIDAY WEEKEND. IF ANYONE WOULD LIKE TO VOLUNTEER, PLEASE REACH OF THE ED OR ROB OR A BOARD MEMBER WE WILL PUT YOU DOWN.

FUNDRAISING COMMITTEE/EVENTS: DALE SPOKE REGARDING ALL THE VOLUNTEERS. WE ALWAYS HAVE PLENTY OF VOLUNTEERS BUT WE REALLY NEED SOMEONE TO HEAD IT UP. THE PEOPLE WE HAVE SPOKEN TO DON'T WANT TO HEAD IT UP. IT'S HARD TO HAVE A COMMITTEE WHEN WE DON'T HAVE ANYONE TO HEAD IT UP. MICHELLE FITZGERALD HAS VOLUNTEERED TO HEAD UP THE FUNDRAISING COMMITTEE. FUNDRAISING MONEY HASN'T BEEN TOUCHED. IT WAS RAISED TO PAY FOR SAILS OVER THE PLAYGROUND AND FOR BEAUTIFICATION WITHIN THE PARK. WE COULD PUT AN AWNING OVER THE PLAYGROUND FOR THE COST OF SAILS BUT THAT WOULD BE A CAPITAL IMPROVEMENT AND WOULD HAVE TO BE VOTED ON BY THE MEMBERS. MEMBERS SPOKE REGARDING IMPROVEMENTS AND RAISING MONEY FOR THE PARK. THE BOARD WILL GET WITH MICHELLE AND GET SOME THINGS CLAIRIFIED AND AT THE NEXT MEETING WE CAN HAVE AN UPDATE.

SUBDIVISION RESTRICTIONS: WE AREN'T CHANGING ANYTHING JUST CLARIFYING WHAT WE HAVE THAT IS LEGAL. ANY CHANGES WILL HAVE TO BE DECIDED BY BALLOT IN JULY AND HAVE TO BE VOTED ON BY THE MEMBERS.

ARA COMMITTEE: IF YOU ARE GOING TO BE DOING ANYTHING TO YOUR PROPERTY REACH OUT TO A MEMBER OF THE ARA COMMITTEE. GET A PERMIT.

MEMBERSHIP COMMITTEE- DALE SPOKE- THEY ARE STILL WORKING ON UPDATING MEMBERS INFORMATIONS. IF YOU ARE A NEW PROPERTY OWNER PLEASE COME BY THE OFFICE AND UPDATE YOUR INFORMATION.

DEED AND BYLAW COMMITTEE- DALE SPOKE. I REALLY DON'T HAVE ANY ADDITIONAL INFORMATION UNTIL AFTER THE TOWN HALL MEETING ON APRIL 30TH.

SIGN UP SHEET FOR MEMBERS COMMENTS:

MS. PEGGY SPOKE- AT THE LAST MEETING I REQUESTED TO BE PUT ON THE AGENDA SO I COULD DISCUSS THE MOVING FORWARD OF THE PAVILION. MS. PEGGY SPOKE ABOUT THE PREVIOUS COMMITTEE MEMBERS AND VOLUNTEERS AND WHAT THE ORIGINAL PROPOSED PURPOSE AND PLAN WAS FOR THE PAVILION AND FINALIZING ITS COMPLETION. OUR GOAL WAS TO RAISE FUNDS. SHE SPOKE ABOUT THE REASONS WE NEED THE PAVILION COMPLETE. WE NEED A SAFE PLACE TO HOLD MEETINGS. OUR INTENTIONS WAS ALSO TO ALLOW A PLACE THAT WOULD BE RENTED FOR EVENTS. NO MONEY FROM SEB WAS USED. ALL I'M ASKING IS THAT THE PAVILION BE PUT ON THE AGENDA AND TO A BALLOT FOR A VOTE. LYNNETTE WANTED TO SAY THANK YOU AND THAT WE NEED TO COMPLETE THIS PAVILION. TO LET YOU KNOW IT WAS BUILT BY LOVE AND WITH GOOD INTENTIONS.

MR. ROBERT BERRY SPOKE REGARDING FORECLOSURE LOTS. HOW CAN I GET NOTIFIED? DALE SPOKE THAT ONCE WE GET NOTICE FROM THE JUDGE WE WILL POST ON OUR FACEBOOK PAGE, WEBSITE, AND IN THE COMMON AREAS ALL THE INFORMATION. IT WILL ALSO BE BROUGHT UP AT THE MEETINGS. MR. BERRY ASKED ABOUT TAXES AND LEGAL FEES IF I PURCHASE A LOT AT THE AUCTION. DALE SPOKE- IF YOU BUY A LOT AT A COURTHOUSE AUCTION YOU HAVE TO PAY THE TAXES ON THEM. THE AMOUNT YOU BUY A LOT FOR INCLUDES BACK DUES OWED TO SEB AND LEGAL FEES. IF SEB GETS THEM BACK, WE PAY THE BACK TAXES ON THEM TO GET THEM LEGAL AND SALE THOSE LOTS. WE TRY TO MAKE OUR OPENING BID ENOUGH TO GET SEB REIMBURSED FOR DUES AND COST TO GET THESE LOTS BACK. MR. BERRY ASKED WHAT WOULD I OWE THE PARALEGAL IF I BUY A LOT? DALE ADVISED YOU WOULD NOT OWE HIM ANYTHING. SEB PAYS LEGAL FEES OF APPROXIMATELY \$2000 TO FORECLOSURE ON A PROPERTY.

DALE SPOKE REGARDING PUTTING THE PAVILION ON THE BALLOT. IF WE ARE GOING TO CHANGE AND MAKE IT A COMMUNITY CENTER, WE HAVE TO KNOW WHAT IS WANTING TO BE DONE AND WHAT IT'S GOING TO COST SEB. IT'S A CAPITAL IMPROVEMENT. WE ARE HELD ACCOUNTABLE BY TEXAS LAW. IF WE PROCEED, WE HAVE TO HAVE A PLAN IN WRITING AS TO WHAT IT IS GOING TO COST US TO DO THIS. WE CAN PRESENT IT TO THE MEMBERS.

WE HAVE TO KNOW ABOUT INSURANCE, TAXES AND UTILITIES COST. THE GENERAL FUND WILL HAVE TO PAY FOR THESE COSTS. PRESENT US A PLAN AND WE WILL BE HAPPY TO REVIEW IT AND PUT IT ON A BALLOT.

AS IT STANDS RIGHT NOW MS. PEGGY IF YOU GET ME A FINANCIAL IMPACT PLAN AND GET IT SUBMITTED TO THE BOARD. WE WILL BE HAPPY TO TAKE A LOOK AT IT. WE CAN EVEN HOLD A SPECIAL ELECTION. EVEN THOUGH THE FUNDRAISING COMMITTEE IS GOING TO PAY FOR IT WE STILL HAVE TO HAVE A PLAN AS TO WHAT IS GOING TO BE DONE AND THE FUTURE COST TO SEB.

OLD BUSINESS

- 1. CABANA BATHROOM UPDATE**
- 2. FISHING PEIR UPDATE**
- 3. TOWN HALL MEETING REMINDER**
- 4. TRASH OUTSIDE THE GATE**
- 5. VOLUNTEERS FOR FUNDRAISING COMMITTEE**

NEW BUSINESS

- 1. UPDATE ON MEN'S BATHROOM AT CABANA**
- 2. UPDATE OF BOAT RAMP, FLOATING DOCKS, AND FISHING PEIR**
- 3. FORECLOSURE UPDATE (10 PROPERTIES FILED WITH WOOD COUNTY)**
- 4. VOLUNTEERS FOR COURTESY PATROL FOR MEMORAL DAY WEEKEND**

<u>FUNDRAISING EVENTS:</u>	UPDATE
<u>ARA COMMITTEE:</u>	UPDATE
<u>MEMBERSHIP COMMITTEE:</u>	UPDATE
<u>DEED RESTRICTIONS/BYLAW COMMITTEE-</u>	UPDATE

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

MEETING IS ADJOURNED.