

**MINUTES OF SUNSET BAY PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 1, 2009**

Call to order: A Board of Directors meeting of the Sunset Bay Property Owners Association was held at the Women's Club of Aransas County Inc., 1104 E. Concho Street, Rockport, Texas 78382 on August 1, 2009, immediately following the Property Owners Association Annual meeting as required by the bylaws. The meeting convened at 5:00 p.m. A quorum was established.

The following officers were in attendance:

President	Kelly Flanagan
Vice President	Debbie Ortiz
Vice President at Large	James Buckley
Secretary	Gary Sequeira
Treasurer:	Crystal Lyne

Approval of minutes: The minutes of the May 16, 2009 Board of Directors meeting had been previously approved via e-mail.

New business / old business:

Delinquencies – The Board discussed what to do about the four delinquent payments for the 2008 annual dues.

→ **ACTION:** Kelly will consult with an attorney to determine how much it would cost to have an attorney send a letter, how much it would cost to file a lien, what process should be followed, and if personal contact with the four individuals would be appropriate.

→ **ACTION:** Crystal should proceed with the second delinquent notice for the 2009 annual dues via first class mail.

Treasurer:

- Crystal will remain until we can find a replacement; then transition to the new Treasurer.
- It is anticipated that Joshua Staley will replace Crystal as soon as he becomes familiar with the Sunset Bay accounting.

→ **ACTION:** Kelly has updated the property owner's list and will send to Crystal.

Refund of damage deposit - Property owner R. Malvaiz asked in the Annual Meeting about the refund of the \$1000.00 damage deposit, which needs to be refunded to him as stated in the bylaws. The damage deposit Gary Sequeira paid also needs to be refunded.

→ **ACTION:** Crystal will check with MMC about this process.

2009 Budget - Approved as presented.

→ **ACTION:** Crystal will prepare a check for \$175.00 for rental of the Women's Club for the annual meeting.

→ **ACTION:** Crystal will check to see if there is any break on property and school taxes since we are a not-for-profit association.

→ **ACTION:** Crystal will add all those who haven't paid 2009 annual dues to the non-receivable category.

→ **ACTION:** James will call the County to correct the name of the street "Duckheaven" to "Duckhaven".

Next meeting:

The next Board of Directors meeting will be October 31, 2009, either at the Wells Fargo Bank Building in Victoria or at Gary's house in Rockport. The time is to be determined.

→ **ACTION:** Gary to prepare the meeting notice for the Board of Directors meeting and distribute to the Board.

Adjournment:

The meeting adjourned at 5:50 p.m.


Secretary

8-28-09

Date of Approval