



BAHIA BAY HOA Annual Meeting – May 19, 2018

VOTING BALLOT

Issue #1...do you support the

Write Y for Yes; N for No

RAMP REPAIR AND ASSESSMENT

- ✓ Address the important ramp issue this calendar year, by instituting a one-time assessment of \$150.00 from home owners (per property address) while looking to maintain dues at their current level.
- ✓ Funds will not be collected until the permit has been approved. Funds must be in prior to signing a contract to have the work done.
- ✓ Funds will be due 9/1/18. We would work with anyone desiring a payment plan.
- ✓ Repair the ramp before it's too late and it has a negative impact on our lake access and potentially decreases our home values.
- ✓ Once, the ramp is repaired, barring unforeseen circumstances, annual dues should be sufficient to cover expenses.
- ✓ A very reputable company, recommended by City of Cornelius, will make several large pieces of concrete (approx. 92,000 lbs.) formed to correct the slope and will place them over the existing slab. The bid is for \$27,000.00 plus \$6000.00 to put in rock, if necessary. Note: We will have approximately \$12,000.00 on hand, once 2018 dues are paid.

❖ **Our Lot is a VERY SIGNIFICANT AMENITY and directly impacts our home values**

❖ **Very few communities, on the lake, have this kind of amenity**

Issue #2...do you support the

Write Y for Yes; N for No

PORTA JON Initiative

- ✓ Rent 1 wheel-chair accessible Porta Jon from Memorial Day thru October 2018
- ✓ Place 8 foot high garden fence around it with surrounding plants or flowers. When removed, enclosure would be used for Lot garbage cans. Cost material \$200.00 Rental \$850.00

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WHY DO WE NEED TO REPAIR THE RAMP?

- Ramp is split & broken off in pieces about 10 feet from the end
- When launching, vehicles are partial submerged due to improper grading
- Continued deterioration and stricter rules and guidelines for repair
- Will become unsafe for those unskilled at launching
- At some point, Duke may not permit significant repairs (new rule: No longer allowed to replace any part of the ramp nor pour concrete into the lake)
- Home values (for all residents) could decrease per local realtors, as ramp issues continue to worsen
- With each passing year it gets more expensive