

Annual Meeting Notice

Hello neighbors! Our Annual Meeting is scheduled for Saturday, May 21, 2016 at 1:00 PM at the Access Lot—rain or shine. The board has some changes to how dues are handled, as well as some suggested changes to by-laws that will be up for a vote at the meeting. Additionally, the board has approved a new website and we encourage everyone to check it and feel free to provide feedback on the new website. The website is also being changed to a new web address. The official website for our community is: <http://www.bahiabayhoa.com>

CHANGE IN DUES PAYMENT PROCEDURE

Annual dues are to be paid at the Annual Meeting. After June 1, the clock will start regarding late payment and after 120 days, a 10% late penalty will be assessed. If you have past due dues, please contact the Treasurer for updated account information. A make-up date is scheduled for Sunday, May 22, 2016 from 11:00 AM to 3:00 PM for dues payment and key exchange at the home of the Treasurer: 21129 Alto Terra Drive. If you are unable to pay dues in person at the Annual Meeting or the make-up day, dues MUST be mailed to the HOA with the expired access lot key and a new key will be mailed to you within 10-14 business days. There will be NO appointments to pay dues and exchange keys after these two dates. Please plan accordingly if you need access to the Access Lot and are unable to pay in person.

ACCESS LOT LOCK WILL BE CHANGED AT THE ANNUAL MEETING, so please plan accordingly. Also note that you must turn in your old key to receive a new key.

Dues can be mailed to:
Bahia Bay HOA
PO Box 1202
Cornelius, NC 28031

HOA FINANCES

As most of you know, we have had several projects that needed attention at the Access Lot. Also, our dues have been at \$50 per year for quite some time even though costs to run the HOA including bank fees, utilities, contractors, etc. have increased with inflation. We need to address more projects at the Access Lot, specifically the boat ramp. This is an expensive project to undertake, but a very important one. While the community has funds set aside in savings to use towards this project, at the current dues payments and current costs, it will take the community approximately six (6) years to save enough money to properly address the boat ramp repair. The additional concern is that if any additional issues come up, like we had with the sinkholes, we will have to use our savings earmarked to repair the boat ramp to address those issues. Additionally, we still have approximately 20% of the community that do not pay their dues, which reduces the total amount the community has to work with and while past and current treasurers have worked hard to collect back payments, there is little that can be done to collect

the remaining past due amounts. The community would greatly benefit from an increase in dues in order to repair the boat ramp faster, as well as be able to provide funds for additional future projects such as the pier, floating dock, etc. all of which will need funding for maintenance and repairs in the future. For this reason, the board is recommending an increase to \$75 annually that will begin in the next fiscal year, meaning, the increase would take effect next year in 2017. This naturally will be voted on at the annual meeting and we hope to gain your support to help the community in the coming years. A budget will be proposed and reviewed at the Annual Meeting with more details provided and an opportunity to discuss the possible increase.

BYLAW CHANGES UP FOR VOTE

Article 1: Change website address from www.bahiabay.org to www.bahiabayhoa.com

Article 4: Increase annual dues from \$50.00 per year to \$75.00 per year beginning in the 2017-2018 fiscal year.

Article 9, Section 5: Add the following: The term for board members shall be the same as the fiscal year. Board members will serve from June 1 through May 31 with newly elected officers assuming the new positions effective June 1 in any election year.

Article 13: Removal of the second and third paragraphs from Article 13. The restrictions based on percentages places an unnecessary burden on the community and board members to properly manage projects for the community and since the community must vote on and approve the annual budget and all large spending projects, these sections are no longer necessary.

Article 16 Remove the last sentence of this article related to minimum savings for long term projects as the community is unable to guarantee savings in the amount of \$1500 each year for long term projects at the current budget levels.

Article 17 Increase dollar amount of 'small project' from \$200 to \$500. This article needs to be updated since small projects are difficult to accomplish at under \$200 and this article should be updated to reflect increases in cost since the initial adoption of this article.

Expand Article 9, Section 4: Treasurer

The community is required to file a federal tax return even though the community will not owe taxes, in most cases. The community has not filed taxes properly, if at all in the past. We suggest adding language to this Article to require the Treasurer to file appropriate tax forms in accordance with IRS guidelines using a Certified Public Accountant (CPA) approved the board.