

Mustang Beach UNIT II Property Owners Association, Inc.

Annual Meeting

March 2, 2019 10:30 AM
Meeting Room Island Hotel
2607 Highway 361
Port Aransas, TX 78373

Minutes

Business Meeting Was called to order by President Hugh Lancaster at 10:30.

1. Establish quorum; There were 10.0 properties present and 9.5 by Proxy for 19.5.
2. Introduction of Board and Officers
 - a. Board: Hugh Lancaster, Cara Goldsbury (not present), Joe Bream, Robert Maxwell, Laurens Fish (not present).
 - b. Officers: President Hugh Lancaster, Vice President Cara Goldsbury (not present), Secretary/Treasurer Joe Bream.
3. Approval of the Minutes of the March 3, 2018 annual meeting. (A copy of the minutes are available on our web site www.mustangbeach2.org)

Motion to approve last year's Minutes made by Mark Barrett, seconded by Robert Maxwell. Motion was approved.
4. Reports:
 - a. President Hugh Lancaster: Reported Joe Bream is moving and leaving the association.
 - b. Treasurer Joe Bream: Introduced Mandy, new association manager. Financial Report for the ten months ending January 31, 2019, provided. The end of your report will be posted on the Association's web site in April. Two CD's have 1.5% mature rate of six months.
 - c. Architectural Control Joe Bream: Nothing new to report.
 - d. Beautification Solvej Lancaster: Happy with current lawn care company. Everything is looking better. Sailboat was removed.
 - e. Bulkhead Report Joe Bream: Bulkhead assessment showed no damage from storm. No need to continue assessment. Revisit and vote again next year.
 - f. Dock and Decks Joe Bream: Two decks worked on. No problems.
5. Business:
 - a. Joe Bream is moving. An Association Manager, Mandy Hood, has been hired. The cost will be \$400.00 per month and will increase annual dues to \$150.00 per lot. Motion to increase dues from \$130.00 to \$150.00 vs withdrawing interest from CD was voted on. Motion passed to increase dues to \$150.00.

- b. Budget: Mowing fees will be \$500.00/lot the for six vacant lots. Homeowner fee will be \$150.00/lot.

Proposed Budget for 1 April 2019 – 31 March 2020

Income

Dues	8,550.00
Interest income	1,500.00
Lawn Care Assessment	<u>3,000.00</u>
Total Income	13,050.00

Expense

Association Manager	4,800.00
Bank Service Charges	40.00
D & O Insurance	1,100.00
Meeting	120.00
Landscaping	450.00
Legal and Professional Fees	150.00
Lot Lawn Care	3,000.00
Postage and Delivery	100.00
Repairs and Maintenance	310.00
Supplies and Materials	600.00
Utilities	<u>560.00</u>
Total Expense	<u>11,230.00</u>
Net Income	<u>1,820.00</u>

Motion to approve annual budget for the period April 1, 2019 to March 31, 2020 as presented made by Mark Barrett, seconded by Robert Maxwell. Motion was approved.

- c. Election Two New Board Members (Hugh Lancaster is the incumbent. Joe Bream is not running again. He is moving.)

i. Nominations

- 1) Cara Goldsbury
- 2) Laurens Fish
- 3) Robert Maxwell
- 4) Pat Faubion
- 5) Mart Barrett

Motion to approve the new board members for the period April 1, 2018 to March 31, 2019 was made by Joe Bream, seconded by Mark Barrett. Motion was approved. Mark Barrett is new president. Pat Faubion is new treasurer.

d. Appointment of committee members

i. Architectural Control:

- 1) Robert Goldsbury
- 2) Tom Triesch

ii. Beautification:

- 1) Solvej Lancaster
- 2) Mary Jo Branscomb
- 3) Linda Triesch

Other Business from the Floor

- a. Margo Branscomb proxy for her mother, Mary Jo Branscomb, introduced a discussion about the dredging of the channel. Joe Bream informed everyone that years ago the association paid for dredging with the agreement that the association would not be responsible for dredging in the future.
- b. Another discussion by Margo Branscomb regarding the associations position on possible desalination plant was discussed. Motion was made to take position to have the desalination plant moved off shore. Seconded by Joe Bream. Motion was approved. Margo was elected as a representative in this matter for MBII.
- c. Discussion on bringing back the 4th of July parade was had. Everyone agreed it was a great community event and would like to see it back.

6. Adjourn

There being no other business, the meeting was adjourned at 11:30.

Respectively submitted;
Mandy Hood
Association Manager