

Mustang Beach UNIT II Property Owners Association, Inc.

Annual Meeting

March 3, 2018 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 6.5 by Proxy for 16.5.
2. Introduction of Board and Officers
 - a. Board: Hugh Lancaster, Cara Goldsbury (not present), Joe Bream, Bob Buchek (not present), 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 4, 2017 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 Bob Maxwell. Motion was approved.
4. Reports:
 - a. President Hugh Lancaster: Nothing new to report.
 - b. Treasurer Joe Bream: Financial Report for the ten months ending January 31, 2018, provided. The end of your report will be posted on the Association's web site in April.
 - c. Architectural Control Tom Triesch: No activity to report
 - d. Beautification Solvej Lancaster: There was a general discussion on activities. No action taken.
 - e. Bulkhead Repair Joe Bream: No bulkhead repair this year to date do to scheduling. There was a discussion on the condition of the bulkhead after Hurricane Harvey. There was no structural damage just some washouts that will be addressed later in the spring.
5. Business:
 - a. Budget: Mowing fees will be \$500.00/lot the for six vacant lots. Homeowner fee will remain at \$130.00/lot. The bulkhead will remain at \$5.00 per plated linier foot.

Proposed Budget for 1 April 2017 – 31 March 2018

Operations

Dues	7,410.00
Interest income	12.00
Lawn Care Assessment	<u>3,000.00</u>
Total Income	10,422.00

Expense	
Account Manager	1,800.00
Bank Service Charges	40.00
Insurance	951.00
Meeting	120.00
Landscaping	450.00
Legal and Professional Fees	150.00
Lot Lawn Care	3,000.00
Postage and Delivery	55.00
Repairs and Maintenance	310.00
Supplies and Materials	100.00
Utilities	<u>760.00</u>
Total Expense	<u>7,736.00</u>
Net Income	<u>2,686.00</u>

Motion to approve annual budget for the period April 1, 2018 to March 31, 2019 as presented made by Mark Barrett, seconded by Bob Maxwell. Motion was approved.

- b. Election Two New Board Members (Hugh Lancaster and Joe Bream) are the incumbents')

- i. Nominations

- 1) Cara Goldsbury
 - 2) Laurens Fish
 - 3) Bob Maxwell

Motion to approve the election of three Directors for the period April 1, 2018 to March 31, 2019 was made by Bob Maxwell, seconded by Mark Barrett. Motion was approved.

- c. 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

After the above discussion on the Bulkheads, a motion was made by Mark Barrett to Suspend the Bulkhead Assessment for two (2) years to assess if there is a need to continue the Bulkhead Special Assessment. Seconded by Bob Maxwell. Motion was approved.

6. Adjourn

There being no other business, the meeting was adjourned at 11:00.

Respectively submitted;
Joe Bream
Secretary/Treasurer