

MUSTANG BEACH II
PROPERTY OWNERS ASSOCIATION ANNUAL MEETING
March 12, 2011
Mariner Inn & Suites
2607 Hwy. 361
Port Aransas, Texas 78373

The Annual Meeting of Mustang Beach Unit II Property Owners Association, Inc. was called to order by the President, Paul Montagna at 10 AM on March 12, 2011. Officers Jay Trepanier (Vice President) and Athene Vaughan (Secretary) were present. A quorum was established with 34 lot owners represented in person or by proxy.

Old Business:

A. The revision of "Restrictions and Limitations" of Mustang Beach II Property Owners Association, Inc. was presented by Attorney Charlie Zahn. The purpose of the revisions was to clean up references to the original owner, clarify positions of the association, and bring us into compliance with Island Moorings Community Improvement Association's (IMCI's) rules regarding the parking of trailers. A 60% vote was required for acceptance.

Bill Easum moved to approve the revised Restrictions and Limitations as presented with an amendment to paragraph 5.4. The first sentence of this paragraph regarding special assessments is to read ".....provided that any such assessment must have the assent of fifty-one (51%) percent of total membership." Also the Restrictions and Limitations revisions as presented and amended as above will be subject to reconsideration in the event that 10% of the membership object to such in writing to the President within 30 days of this meeting. The motion was second by Hugh Lancaster. Votes: 34 for and none against

B. The President reported that an agreement had been reached with Island Moorings Community Improvement Assn. regarding permitted /registered boat trailers in IMCI's trailer parking area.

C. Regarding a proposal for inspection of bulkheads: Laurens Fish moved that we accept the bid, obtained by Jay Trepanier, for \$9500 from Oscar Ortiz of P.E. Urban Engineering to inspect said bulkheads and provide a written report of such. The motion was second by Harvey Branscomb. Votes: 34 for and none against. The inspection is to be paid for by the Association.

Joan Snyder moved the minutes be approved as read. Bill Easum seconded the motion. Votes: 34 for and none against.

In the absence of the Treasurer, Joe Bream, the treasurer's report was given by Jay Trepanier. See attachment #2. Joan Snyder moved to approve the report and George Horner second the motion. Vote: 34 for and none against.

The Architectural Control Committee Chair, Hugh Lancaster shared there was nothing to report except he would like to resign his position. It was suggested we approach Jay Jones to fill this spot.

The Beautification Committee Chair, Solvej Lancaster, reported the welcoming of the Jay Jones Family as the new Flag Keepers. She also asked for recommendations for a new caregiver for the flag area/esplanade landscaping..

The 2011 budget was presented as no changes from 2010. (See attachment #3) Linda Trepanier moved it be accepted and Laurens Fish second the motion. Votes: 34 for and none against.

Suzanne Horner nominated the following to serve a 2 year term (4-1-2011 to 3-31-2013)

Paul Montagna - President

Jay Trepanier - Vice President

Joe Bream - Treasurer

Athene Vaughan - Secretary

Votes: 34 for, none against

Harvey Branscom brought to the attention of the association that the adjacent planned community is in bankruptcy and is under court order to be sold. He suggests that this could lead to the completion of the proposed channels and marina and have a direct effect on Bahia Channel and the Mustang Beach II properties. A motion was made by Bill Easum that Harvey Branscomb be authorized to represent the association in matters regarding Bahia Channel, with no budget being allocated to this person. Motion was second by Linda Trepanier. Votes: 31 for, 3 abstentions, none against.

The meeting adjourned.

Respectively submitted,

Athene Vaughan

Athene Vaughan,

Secretary