

General Annual Meeting Minutes

Bahia Bay Community Association

Saturday, June 20th, 2026

Agenda:

1. Introduce Executive board members and their replacements till 5-31-27
2. Introduce Committee chairpersons
3. Treasurer report & budget proposal by Kathleen Cook
4. Budget Vote June 1, 2026, through May 31, 2027
5. Committee chairpersons to speak
6. Old business
7. New business

Collection of yearly dues and new keys given for gate lock change on 6-20-26

Motion to close meeting & 2nd

Meeting called to order and motion to start meeting & 2nd

10:11am MaryAnne opens meeting

- Newsletter was delivered to mailboxes last month
- PayHOA letter discussed, reviewed how this will make Treasurer role easier
- Vice President, Member At Large, Treasurer resigned
- Remaining executive Board voted for replacements:
 - o Tim Wilson – Vice -President
 - o Kathleen Cook – Treasurer
 - o Joe Pellio – Member at Large
 - o Karen Sweat – Secretary

All Executive board members replacements were voted in by Executive board members

- Micah Smith manages the website
- Carol and Tim – Beautification committee
- Melissa Lungarini– Social Chair
- Doug DeCastro – Access lot committee

- Doug discussed he has learned that the community is not in favor of meetings so if you have ideas, please contact Doug. Send an email to Kat, or message via Facebook page.
- Jan proposed cleaning up access lot (gumballs), whether paid or volunteer day
- Suggestion to build a clubhouse and Doug stated that we already visited this proposal and it was voted down
- Treasurer report & budget proposal by Proposed Budget – Kathleen/Kat Cook
 - o Kat/Kathleen passed out the budget and explained each line item
 - o Kat/Kathleen is open to questions or comments and responded to questions from attendees
 - o Explained that dues are per lot and not per house according to the by-laws and that the neighborhood has historically assessed dues by house versus lot
 - o Mentioned that we could transition the Bahia Bay website to PayHOA. Passed out PayHOA detailed information on orange paper to everyone
 - o Question asked about the increase in Admin budget. Kat explained that last year a lot of printing, mailing, postage, newsletters, and offices supplies according to the receipts.
 - o Kat mentioned planting in the access lot is not part of the beautification budget, this is separate & access lot planting is in the access lot budget.
 - o Beautification may need bigger budget that \$600, Kat can give a little with discretionary budget if needed.
 - o Who maintains the Access Lot bushes? Doug did not know this was an issue and he will address during the next access lot meeting
 - o Access Lot budget lowered as Kat is trying to balance the budget. Kat /Kathleen can give a little with discretionary budget if needed.
 - o Propose to pass the budget – Accepted
- Announced there will be another meeting in September, vote on specific issues
- Meeting CLOSED

Respectfully,

Secretary 2026-2027 Karen Sweat Bahia Bay Community Association