

Bahia Bay HOA Executive Board Meeting – October 1st, 2026

6PM Access Lot – 21418 Rio Oro Drive

Attendees:

Mary Anne Merkel – President

Tim Wilson, - Vice -President

Kathleen (Kat) Cook – Treasurer

Karen Sweat - Secretary

Joe Pellino – Member At Large

Proposed Agenda:

Preparation for the October 24th Community Meeting and Vote to:

Raise annual dues – Mary Anne is proposing to use a written ballot

Gazebo for Stationary Pier – Mary Anne is proposing written ballot

Open discussion as a neighborhood for any items moving forward (welcoming Committee, Nominee Committee for 2027 Executive Board Candidates)

Complaints/Compliments from Neighbors

Treasurer report Including delinquent dues and PAY HOA

Fall Community Yard Sale

Bahia Bay 27th Annual Boo Bash

Open Discussion

Close Meeting

Meeting Notes Thursday October 1st

Motion to start meeting Kathleen Cook, Joe 2nd the motion

Mary Anne reviewed minutes of August 27th meeting

Mary Anne provided samples of paper ballot for the special votes to 1) increase in annual dues and 2) install a Covered Gazebo.

Board will formalize the vote using paper ballots. Kat proposed to move homeowner info to the top of the ballot

Mary Anne will post the availability of the paper ballots to Bahia Bay residents page giving homeowners the option to vote early and complete a paper ballot before the General Meeting on October 24th. No more ballots will be accepted after 5pm on Saturday October 24th.

Discussed (3) options for increase \$75, \$100, \$125 and feasibility of getting increase passed.

Kat motioned to raise dues to \$100; Tim 2nd the motion

Board passed 4:1 to vote on proposed dues increase to \$100 annually at the General Meeting on October 24th, 2026

Karen, Mary Anne, Tim and Joe voted yes, Kat voted no

Option for \$75 will be removed from the ballot. Ballot will reflect just the option to vote yes/no on the increase to \$100

Kat will have keys available at boo bash for anyone who needs to pay annual dues

Homeowners will have one vote per property, and dues must be current and voter is homeowner of record

Open discussion about welcoming committee and nominee committee for the 2027 Executive Board. We need volunteers for a nominee committee for the 2027 executive board candidates and welcoming committee

Complaints/compliments from neighbors were discussed

Treasurer report Including delinquent dues and PAY HOA:

Kat mentioned there are issues with lot access keys being passed to new homeowners

One key per property; will need to retrieve excess keys given to new property owners

Bank Balance as of 10/01/2026:

General Fund - \$33, 031.23

Assessment Fund – \$690.31

Legal Fund - \$7,021.77

(30) delinquent accounts for annual HOA dues

Kat sent emails to delinquent homeowners with known email addresses

Kat asked if we need flood insurance. Kat motioned, Tim 2nd the motion whether we want flood insurance or not. Unanimous vote from board that we will not purchase flood insurance at this time and we are not in a flood zone

Fall Community Yard Sale – Saturday October 3rd. Signs are up and its posted on Facebook and Charlotte Observer.

Bahia Bay 27th Annual Boo Bash 3:30-6:30pm – Hired full band \$700, will play 3:30-7:30pm

Boo Bash will include bounce house, cotton candy, face painting, costume contest, candy bags, prizes and pinata

Joe Motioned to close the meeting and Kat 2nd the motion