

La Concha Estates Annual Owners Meeting

5/18/2024

La Concha Estates Members,

We will be having the annual owners meeting on 5/18/24 at 7 pm. You are welcome to observe via Zoom by following the link at the bottom of the page. Time will be given after each agenda item for owners to comment on that item only. You may join the meeting remotely with the Zoom link at the bottom.

Agenda

1. Call to Order- Bobbi Erben
 - a. Establish of a Quorum of 51 Lots represented
 - b. Proxy forms received- Melissa Mubasher
2. Introduction of Officers- Bobbi Erben
3. Approval of minutes of last meeting- Melissa Mubasher
4. Financials – Steve Gatto
 - a. 2023 Balance Sheet
 - b. Adopted 2024 Budget
5. State of the Subdivision
 - a. Common Areas- Mark Dulaney
 - b. Boardwalks- Bobbi Erben
6. Voting-- Covenant and By-Law Changes (if 67% of lots are represented)- Rossy Strauss
7. Voting-- moving forward with Golf Cart Access in partnership with Bella Vista
8. New Business
 - a. Establishing an ACC
 - b. Call for new business from owners
9. Introduction of Candidates for the Board
10. Voting—New Board Members
11. Results of All voting- Melissa Mubasher/ Steve Gatto
12. Adjournment of the meeting- Bobbi Erben
- 13.

<https://us06web.zoom.us/j/83985228649?pwd=gviHwa5gzRStRQFTQvGkVdfZeU5402.1>

Clarification on 2 items to be voted at the Annual Meeting

La Concha Estates Home Owners,

1. Bella Vista has proposed that we allow them to build golf cart access on what now is called "green space" in our subdivision. This area was intended to for this purpose. There will be a vote at the annual meeting for owners to give approval to the Board of Directors to enter into a contract with Bella Vista to build this golf cart access, pictured below with the following stipulations:



- A. The construction will be paid for by Bella Vista, Breezy Court, and Ruby Bay only.
- B. A parking area for at least 8 cars will also be paved and striped in the green space.
- C. The curb attached to the greenspace would be painted red with "No Parking" signs.
- D. Access will be controlled by a gate with a card reader to restrict access to residents of Bella Vista, Breezy Court, and Ruby Bay with a total 90 units (47 currently built).
- E. Annual dues from Bella Vista, Breezy Court, and Ruby Bay (all 90) would pay \$200 per year for maintenance. La Concha Estates residents who wish to use the cart over would also pay an additional \$200 per year.

There are benefits and concerns about adding this amenity. Some of the benefits, other than the obvious access, are increased value of our property and marketability with no cost to us and keeping the neighboring subdivisions from coming down our streets looking for beach access. One of the concerns I have heard from my neighbors is the added traffic into our subdivision. On that item, Bella Vista has contacted the owner of the land just south of La Concha Estates about purchasing a small strip of land to build the golf cart access and he is interested in selling it. If we choose not to enter into this agreement, we may still see the same increase in traffic going through our subdivision to use the access on the south side.

2. Under Proposed amendments to covenants, item 1 should read:
**Limiting rentals by adding the following. Covenants Article II (5) stating:
single family with rental period limited to 30 days or more.**

I urge each of you to consider this issue carefully and vote according to your personal opinion so that your voice may be heard. You may vote by proxy or in person. The Board of Directors will follow the majority vote. If you have any questions, feel free to call or text me at 361-230-5706.

Sincerely,

Bobbi Erben
La Concha Estates Board of Directors President