

Bear Point Civic Association

4th Quarter General
Membership Meeting

Agenda

- Call To Order
- Introduce Guest – Tony Kennon
- Review Election Results
- Review Financials
- Review proposals for boat launch dues increase and by-law changes
- Review Questions to the Board
- Introduction of Special Election Candidates
- Special Election Voting

Bear Point Civic Association

Officer Election Results:

President (2 Year Term) – Sam Spencer

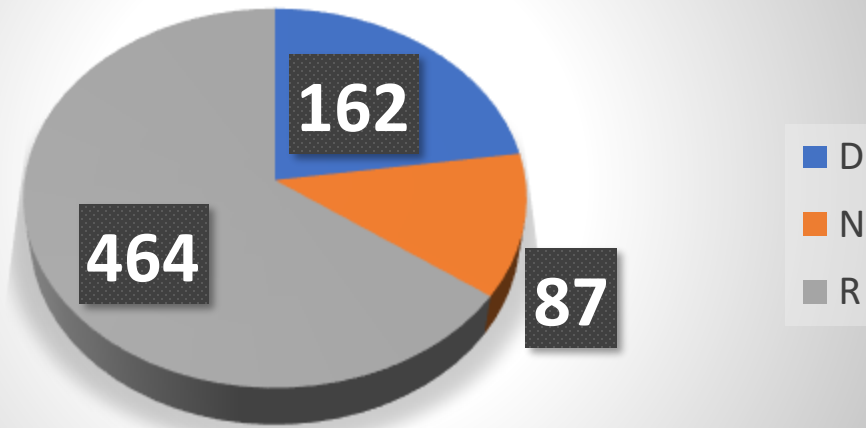
VOTE TOTALS: 148 Spencer – 40 Woods

Treasurer (2 Year Term) – Jim Covey (unopposed)

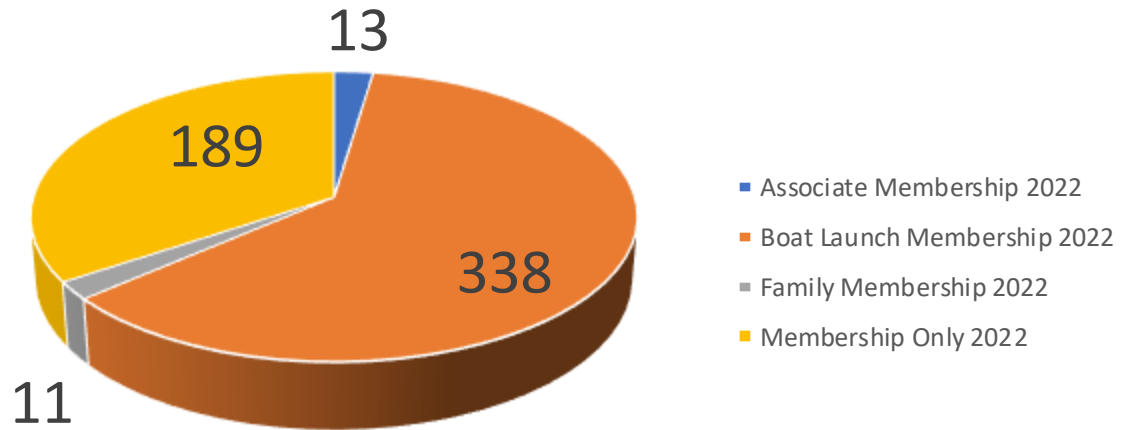
Board Member Positions – David Baggett (Incumbent re-elected); Will Thames (newly elected)

VOTE TOTALS: 154 Baggett – 107 Thames

Declined / New / Returning



Membership By Type



Bear Point Civic Association

Financial Report
January – November 2022

Financial Report Nov 2022

Jan –

Beginning of Year

Balance Regions Bank Checking 1-1-22	\$22,075
Alabama Credit Union (Savings) 1-1-22	\$110,331
Petty Cash 1-1-22	
<hr/>	
\$304	
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\$132,710	Total 1-1-21

Financial Report

Jan – Nov

2022

Deposits

\$126,961

Expenses

Capital Projects	\$47,862
Fees	\$248
Maintenance & Repair	\$13,463
Materials & Supplies	\$6,257
Operating Expenses	\$14,048
Professional Services	\$1,850
Refunds	\$2,096
Utilities	\$9,360
Total Expenses	\$95,185

Financial Report

2022 Summary

Jan – Nov

Regions Checking 1-1-22	\$22,075
Total Deposits	\$126,961
Total Expenses Jan - Jun	(\$95,185)
Total Cash Nov 30,2022	\$53,851
Alabama Credit Union 1-1-22	\$110,330
Total Interest Deposits	\$410
Total Expenses	(\$20)
Total Cash Nov 30,2022	\$110,720
Total Cash Assets – Nov 2022	\$164,572

Financial Report

Year End 2022

Budget Projection Dec 2022

Utilities
\$573

Property Taxes
\$1,895

Christmas Parade
\$500

Park Fence and Palm Trees \$300

\$3,268

Total

Financial Report

2022

Estimated Year End 2022

Year End

Checking Account Total November 30,2022
\$53,851

Expenditures Sept Thru Dec 2022

(\$3,268)

Balance Year End \$50,583

Alabama Credit Union (Savings Account)
\$110,720

Boat Launch Improvement Estimate

• Parking Lot Area	\$112,000
• Grade area, add additional stone surface,	
• Layout parking for Vehicles and Golf Cart	
• Light in center of area	
• Entrance	\$10,000
• Asphalt Drive	
• Pier Work & Coffer Cell	\$80,000
• Rework Pier and Build Coffer Cell	
• Concrete Ramp	\$62,200
• Change slope to 14%	
Total Estimated Cost	\$264,200

ARNICA BAY
(A.K.A. BAY LA LAUNCH)

DREDGE AREA

RELOCATE PIER

NEW CONCRETE RAMP
← SLOPE 12%
WITH 4% APPROACH RAMP

FILL AREA + GRAVEL

ASPHALT ENTRANCE ROAD

16 GOLF CART PARKING SPACES

14 BOAT TRAILER PARKING

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
CT	132.59'	174.60'	S 36°57'42" W	32.34'

- NOTES
1. BOAT TRAILER PARKING 12x60'
 2. GOLF CART PARKING 7x14'
 3. CONTINUE CONCRETE FILL AT SHOULDER
 4. GRADE AREA ADJACENT TO MARWA + HAIL TO SHORE LINE.
 5. GRAVEL ALL DISTURBED AREAS
 6. TIMBER POLE + RURE FOR FENCES
 7. JERSEY BARRIERS BETWEEN BOAT TRAILER PARKING
 8. PARKING BUMPERS IN ALL PARKING SPACES
 9. WATER FILLED JERSEY BARRIERS + STREET LIGHT IN CENTER OF TURN AROUND

- LEGEND
- CAV - COMMUNITY ACCESS TELEVISION SPICE BOX
 - CL - CHAIN LINK FENCE
 - CMF - 3 INCH DIAMETER CONCRETE MONUMENT FOUND
 - CRF - 1/2 INCH DIAMETER REBAR, WITH PLASTIC CAP, FOUND
 - CRS - 1/2 INCH DIAMETER REBAR, WITH PLASTIC CAP, SET
 - EQ - ELECTRIC TRANSFORMER PAD
 - EP - ELECTRIC POWER BOARD
 - LP - LIGHT POLE
 - RBF - 1/2 INCH DIAMETER REBAR FOUND
 - REC - RECORDED
 - R/W - RIGHT OF WAY
 - SP - SOLAR PANEL
 - WSP - WATER STANDPIPE

... FROM THAT FOUND IN DEED BOOK 509, PAGE 51; THAT PROPERTY SHOWN AS BEACH NORTH AND EAST OF LOT #20 ACCORDING TO THEREOF RECORDED IN THE OFFICE OF THE PROBATE JUDGE OF BALDWIN COUNTY IN MAP BOOK 4, PAGE 115.

STATE OF ALABAMA
COUNTY OF BALDWIN
I, F. WILLIAM RABER, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
FIELD WORK FOR THIS SURVEY WAS COMPLETED JULY 18, 2022.

F. WILLIAM RABER, P.L.S. ALABAMA LICENSE No. 19525
THIS PLAT IS INVALID WITHOUT THE PRESENCE OF AN EMBOSSED SEAL AND AN ORIGINAL SIGNATURE

NOTES:
THIS PROPERTY WAS SCALED ONTO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NUMBER 01003 C 0967 M (EFFECTIVE JUNE 17, 2002 AND REVISED APRIL 19, 2019) AND FOUND TO BE IN ZONES AE (EL 9), VE (EL 10), AND ZONE VE (EL 11). BEARINGS ARE GRID, ALABAMA WEST ZONE NAD 83 DATUM, BASED ON GPS OBSERVATIONS, PINNING THE EAST LINE OF THE PROPERTY SURVEYED TO THE EAST LINE OF THE ADJACENT PLOT.

© COPYRIGHT 2022 RABER SURVEYING
NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF F. WILLIAM RABER
SECTION 37 - T-8-S-R-5-E
ORANGE BEACH, ALABAMA

RABER SURVEYING
14613-A RABER ROAD
SUMMERDALE, ALABAMA 36580
PHONE: (251) 975-7925
email: fraber@gmail.com

BOUNDARY
BEACH
CIVIC
PROJ NUMBER: 18

DUES INCREASE PROPOSAL SUMMARY

Proposal is to increase the boat launch membership to \$350 per year for two years.

After two years this assessment will revert back to the regular boat launch membership price in 2025.

Increase will start 1/1/2023 and apply to all those who have boat launch memberships.

Starting 1/1/2023, all new members (or members who leave and later rejoin) will be assessed the \$350 membership fee for a two-year period.

All monies collected through this assessment will be earmarked for the boat launch improvement project.

ARTICLE VII
ENJOYMENT OF PRIVILEGES

Privileges of membership in the Bear Point Civic Association, Incorporated may be enjoyed by members and their dependents. "Members" shall mean the head of household and spouse and both may vote. "Dependents" shall mean persons of the immediate household of a member who receives his or her principal support (except spouse) from the member of the corporation. Guests of members also may enjoy the privileges afforded by the corporation. Members of the corporation shall be responsible for good conduct of their dependents and guests while on the premises of the Corporation.

The proposed change to ARTICLE VII would read:

ARTICLE VII
ENJOYMENT OF PRIVILEGES

Privileges of membership in the Bear Point Civic Association, Incorporated may be enjoyed by members, dependents and invited guests. Members of the corporation shall be responsible for good conduct of their dependents and guests while on the premises of the Corporation.

Each BPCA membership (excluding associate and family memberships) will be afforded one (1) vote on all matters requiring a vote by the general membership.

Question for the BOD

What brought on this decision by the board to decide, we now will have “in-person voting only”? This is a violation of Article V Election By-Laws shown below that states presence of member not required.

- **ARTICLE V
ELECTIONS**

The elections shall be held annually to fill the offices constituting the officers of the corporation and the officers of the Board of Directors. Elections shall be conducted in September of each year to allow for adequate transition between newly elected Officers And Board of Directors.

The Board of Directors may employ various methods for allowing the General Membership to vote on By-Law Amendments and General Elections, including but not limited to emailed ballots, mailed paper ballots, or any other acceptable means of collecting votes from the general membership. Ample time shall be allowed for members to submit ballots by any method not requiring the presence of the member. Ballot counts will be published and communicated to ensure transparency in the voting and elections process.

- **The By-Laws clearly state “The Board of Directors MAY (emphasis provided) employ various methods for allowing the General Membership to vote on By-Law Amendments and General Election.....” The By-Laws do not REQUIRE the Board of Directors to solely utilize email or mailed ballots. Additionally, this is not a General Election – It is a Special Election to replace the Board of Director position vacated by Marty Woods’ resignation. Due to the short notice of this special election, the Board made the decision to limit this election to in-person voting only. The Board is also exploring the possibility of employing electronic voting in the future to eliminate any perception of impropriety related to any election.**

Why was the last election Ballot counts not published and communicated to ensure transparency in the voting and elections process as described above?

Election Results were shared previously in this meeting. The vote was not close enough to warrant

Was there thirty (30) days notice thereof in writing sent to the BPCA members as required per our By-Laws shown below?

ARTICLE VIII AMENDMENT

The By-Laws of the Corporation may be amended at a regular or special meeting of the membership called for the purpose after thirty **(30) days' notice thereof in writing**. The notice of the meeting to amend the By-Laws shall state generally the nature of the proposed amendments.

Notice was given to the General Membership, in writing, via email on November 7th that is the subject of your request. The email to members went out well before November 17th, which would be more than 30 days prior to the December 17th vote on the proposed by-law change.

What legal counsel advised the Board of Directors to propose changing our By-Laws and what do we as members gain from these changes?

BPCA Member and Attorney Michael Morgan raised this issue during our last review and revision of the By-Laws. The Board of Directors took up this matter in our last meeting and now makes the proposal to make the change to make sure each household is given the same voting capacity as any other member household. The current by-law regarding this matter gives an unfair advantage to households with spouses over those who may be single or who are in a multi-owner property ownership.

Why deprive long term members of their right to vote? That in itself is the definition of disenfranchise....

No members are being deprived of their right to vote. Any eligible member of the BPCA will be able to cast their vote in-person at the meeting on December 17th – the same as they have always been able to vote since the incorporation of the BPCA.

Are the Boat launch due increases for members with Boat launch access only or will all the members of our civic association absorb them?

Boat Launch Dues increase would only apply to those who are joining as Boat Launch Members or Associate/Family Members with boat launch access. The basic membership will remain the same. After two years, the dues will be reduced to the current rate.

Introduction Of Candidates

Mike Allison
Michelle Platt
Lannie Smith

**ANNUAL GOLF CART CHRISTMAS
PARADE STARTS AT 4:30PM**

**3:30PM LINE UP ON THE NORTH
END OF BAYOU ST. JOHN AVENUE**

MEETING ADJOURNED!

