

BAYTOWNE WEST HOMEOWNERS ASSOCIATION
1355 Wickford St.
Safety Harbor, FL 34695
(727) 799-5040

September Board Meeting Minutes

Welcome

October 27, 2020, 6:30pm, community pool

Presiding Officer

President, Tom Hamilton

Establishment of Quorum

Name	Position	In attendance? (Y/N)
Tom Hamilton	President	Y
Dave Swoboda	Vice President	Y
Amy Crosby	Treasurer	Y
Amy Crosby	Secretary	see above
Mike Arnold	Director	Y (on phone)

MONTHLY BUSINESS REPORTS

Minutes

Owner: Amy Crosby

No board discussion, no community comments.

Motion to accept by: Dave; seconded by: Mike; unanimous vote to accept

Financials

Owner: Amy Crosby

Highlights:

	August	September
Total Revenues	\$13,265.43 (within 3% of budget)	\$13,280.42 (within 3% of budget)
Total Expenses	\$10,067.12 (25% under budget for the month)	\$12,517.05 (7% under budget for the month)
Year to Date Surplus	\$\$13,135.63	\$13,899.0
Operating Bank Bal.		\$35,100.82

	August	September
Replacement Funds	\$194,794.33 (no spending this month)	\$199,294.21 (no spending this month)

Motion to accept report by: Dave; seconded by: Mike; unanimous vote to accept

Grounds Maintenance

Owner: Tom Hamilton

Highlights: A few broken sprinkler heads were replaced. We submitted the cost of repairing the control wires along Phillippe Parkway, which were damaged when the city did repairs on the sidewalk. City of SH is investigating and will let us know if they will contribute toward the cost of repairs.

Community comments: It seems that sprinters along Kittery are only coming on once per week (instead of twice).

Action: Tom to look into.

Pool

Owner: Dave Swoboda

Highlights: Planned work on the pool and spa complex will begin after Thanksgiving, area will closed for month of December. Work will include resurfacing the pool and spa and leveling and adding pavers to the deck area. The new pool tile will be cobalt blue around the top and crystal blue interior. Deck pavers will be travertine white and brown. Regarding pavers getting hot, like concrete, darker colors get hotter so we have chosen a light color. We have \$55,500 in our reserves for this, we signed a contract for the work of \$48,160 of which we've paid \$4700. Note that once pool is drained there is a possibility that there is unexpected damage requiring repairs. We are also looking at re-strapping the pool chairs.

Community comments: How are the pavers installed—concerned that if only sand is used they could move requiring ongoing maintenance. What will the pavers look like? Can we refurbish the built in benches as well? What about painting the fence?

Action: Dave to get examples of other complexes with planned pavers or photos and to find out more about how they will be installed and any upkeep. He will also look into costs for having benches and fence repainted, we may not be able to do everything this year.

Proof of Insurance Compliance

Owner: Amy Crosby

Highlights: 4 people currently delinquent or 3%, 1 from August, 3 from October. Note that even if you asked your insurance company to send your policy, they don't always follow thru so if you get notices saying we haven't received it, they may not have sent it so please follow up.

Architectural Control Committee

Owner: Glenn Fish

Highlights: activity last month:

- 40 Brighton - new windows, approved
- 40 Penzance - landscaping, approve and completed

- 29 Penzance - new gutters, approved
- 186 Wickford - AC relocation, new roof, screened in porch, approved
- 128 Wickford - new roof, completed
- 192 Wickford East - AC relocation and new patio, pending awaiting drawings

Owner at 186 Wickford painted his sidewalk blue, against rules, and has asked how we want him to rectify. Since removing it may make the situation worse, Glenn recommended repainting a concert color. Glenn also asked if Board should select a standard color we ask owners to use on concrete.

Community comments: Owners are not following the rules.

Board discussion: Board asked that the Violation Committee tag violations regularly and what else can be done to get owners to comply, since rules are giving to all homeowners, posted not the website and Board members frequently remind homeowners when asked.

Vote: Motion made by Amy, to vote on decision to allow 186 Wickford to repaint the sidewalk; seconded by Dave; all voted in favor.

Violation & Fining Committees

Highlights: Tom announced that Peggy has resigned her position as Admin of the Fining Committee. All paperwork was given to Bob as the Violation lead. He did not have a report for the month prepared yet. He noted that we continue to have issues with the same 3-4 owners and he requested the Board walk thru to provide guidance.

Action: Board agreed to join Bob on next community walk thru on November 7, at 10am.

Neighborhood Watch Committee

Owner: Tom

Highlights: All fine, no crime. Issue with pool gate being left open overnight but that has resolved. Reminder to everyone to please close gate if you are last in the pool.

UNFINISHED BOARD BUSINESS

Topic: Border Along Phillippe

Owner: Dave Swoboda

Highlights: Grant for \$5000 approved by city of Safety Harbor, but can only be used for a structure (fence). A different grant can be used for beautification (shrubs) but is only \$2500. Dave reviewed a comparison of replacing hedge versus a fence. Total cost for replacing hedge is \$22,500-\$32,095 (lower cost for 4' bushes, higher cost for 6' bushes) versus \$5,785-\$7,467 for fence (lower cost for 6' plain fence, higher cost for 5' plain with 1' lattice top style). All costs include any rebated from City. Dave noted that in the future we could apply for the \$2500 beautification grant to add shrubs on inside or outside to make the fence more attractive. Tom noted that the drip line (which is currently damaged and not working) will not be needed or replaced if no hedge, and that sprinklers in the area could water some decorative plants. Amy noted that owners along the fence can beautify the common ground near fence at their own cost as long as they apply to ACC. Dave recommended that we go with a fence since it has multiple benefits and could be paid for out of surplus this year and require no additional funding.

Community comments: Why did we go with Viburnum and not same plants as other hedges? Community preferred plain fence style since lattice top could attract dirt and require more maintenance.

Board discussion: If we chose to replace hedge, we can look at other shrub types. Board agreed to a plain fence.

Vote: Motion made by Amy, to vote on moving forward with a fence using part of budget surplus; seconded by Mike; all voted in favor.

Topic: Fixing Sidewalks

Owner: Tom Hamilton

Highlights: We will move ahead to fix sidewalk at 46 Penzance since sprinklers are causing damage.

Board discussion: Dave noted that many areas of sidewalk have shifted and are in need of repair or leveling. Tom & Dave have talked to a vendor that can grind out uneven spots and we'll plan that into budget for next year.

Topic: Tree Trimming Request from 1404

Owner: Tom Hamilton

Highlights: We contacted Danny's Tree Trimming arborist and discovered the tree is a fast-growing camphor. We also determined (from old city maps) that it's not an original tree and on homeowner property so it's not the associations responsibility. Tom suggested owner of 1404 to talk to the neighbor (who's property tree is on) about cutting or pruning it back. Tom got a quote of \$3500 to cut down the tree and stump grinding. Dave offered to be in on the discussion.

NEW BOARD BUSINESS

Topic: Annual Meeting & Open Board Positions

Owner: Tom Hamilton

Highlights: Meeting is set for Wednesday, December 2 at 6:30 at the VFW, same as last year (Safety Harbor library is not hosting meetings this year due to Covid). Be aware time/place could change depending on Covid recommendations. We will be voting on 2 positions—one currently held by Dave Swoboda and a vacant Director spot. Interested parties should contact a Board member by Nov 8th to be included in the Annual Meeting packet being sent out by Nov 16. Board request to everyone to send ballots prior to the meeting in case we need to cancel or have a virtual meeting.

Board discussion: Confirm with Glenn that he will be in charge of the vote, same as last year.

CALL FOR COMMUNITY TOPICS:

Christine Fish: Please add a reminder about the ACC in future newsletters. Can Glenn put tape across hedge to keep people from cutting thru on Halloween? (Board okayed).

Ray Welch: Please post the additional and revised Pool and Parking rules approved by the last Board in January 2019 and have them registered with the city (last Board failed to do so). Registering should ensure that new buyers are aware of all rules before purchasing. Discussion around redundancy and gaps in the 3 separate rules documents—General Rules, Parking Rules and Pool Rules.

Action: Board to discuss, look into registering and post.

ADJOURNMENT

Motion to adjourn by: Tom, seconded by: Dave, approved by all

Time of meeting adjournment: 8:17pm

Minutes prepared by Amy Crosby, Secretary