

BAYTOWNE WEST HOMEOWNERS ASSOCIATION

Annual Membership Meeting Agenda

December 2, 2020

*The Veterans of Foreign Wars, Post #10093
965 Harbor Lake Court, Safety Harbor 34695*

1. CALL TO ORDER at 6:31pm

- Quorum certified at 46 (39%).
- Tom introduced board members.

2. ELECTION RESULTS

- Results of election of directors:
 - Skip VanKleek – 44 yes
 - Dave Swoboda – 44 yes, 2 no
- Vote to waive audit: 44 yes (to waive audit), 2 no
- Nominating Committee for next year (2022 election) assigned to Glenn and Chris Fish

3. 2021 BUDGET

- 2021 Proposed budgeted presented and discussed. Noted that increase in the water bill starting in October was researched and determined to be caused by a leak in the piping from the pool room to the spa and will need to be replaced.
- Vote to accept the 2021 budget, including rollover of any excess operating funds. Motion by Mike, seconded by Dave, unanimous yes vote.

4. **PRESIDENT'S REPORT.** Report was sent in annual meeting packet, and Tom added the new web site which was not included in the letter. Tom noted that the board will work on creating a welcome package for new residents in 2021 which will include information rules, paying fees and other frequently asked questions. Glenn suggested we drop off the package in person so we can ask if they have any questions. Issue is that often units are sold and rented without the board knowing. Christine suggested we call the realtor when we see a sign go up so we can remind them of the new resident application and fee. Lucy Weiss said the title company should know the rules around docs and fees and alert the new buyers.

5. COMMITTEE REPORTS

- **Grounds Maintenance** - Tom Hamilton reported the irrigation control broke down again. Rainmaker will fix it and should be no charge because it's still in warranty period. We'll be doing more sidewalk grinding and repairs.

- **Pool Maintenance** - Dave Swoboda reported that the new pool leak (mentioned above) can probably be done by the company doing the resurface project. Due to covid they are running behind so pool closure will be pushed back to December/January.
- **Architectural Control Committee** - Glenn Fish provided a recap of the 32 ACC requests in 2020:
 - Windows - 6
 - Landscaping - 5
 - Gutters - 4
 - Roof - 4
 - Relocate A/C - 3
 - Screen porch - 2
 - Storm door - 2
 - Tree removal- 2
 - Water softener - 1
 - New tree - 1
 - Slab patio - 1
- **Violation & Fining Committees** - Bob Bibeau was not in attendance but Tom reported that the board did a walk-thru of the property with Bob and Glenn to see and discuss current issues. Board with consider clarifying some rules in 2021 to prevent confusion.
- **Neighborhood Watch Committee** - Tom Malames was not in attendance.

6. **OWNER COMMENTS & CONCERNS** - none

7. **ADJOURNMENT** - motion to adjourn made by Mike, seconded by Dave, all voted yes, 7pm.

