

Baytowne West February 2021 Board Meeting Minutes

WELCOME

Meeting called to order at 6:30 PM by President Tom Hamilton
Tuesday February 23, 2021
BTW community pool

Presiding officer
President Tom Hamilton

ESTABLISHMENT OF QUORUM

Tom Hamilton, President
Dave Swoboda, Vice President
Mike Arnold, Treasurer
Skip Vankleek, Director
Vivian Swoboda, Temporary Secretary

MONTHLY BUSINESS REPORTS

Minutes

-Tom Hamilton
No meeting in January so minutes are from December
Motion to accept: Dave; Seconded by Mike; vote to accept: all in favor

Election results

>Dave Swoboda as VP
>Skip Vankleek as Director (including ACC committee and monthly property walk through)
>Amy Crosby resigned as secretary
>Secretary position is OPEN

Treasury Report

-Mike Arnold
Explained why HOA transitioned from Lowery Weldon to Community Financial.
>Still using BBT bank (can use those coupon booklets even though they have Lowery name).
> NOT a management company.
> takes care of all bill paying, annual statements, and accounting ALL ONLINE.
> still requires TWO board members to approve all vendor payments.

BENEFITS to new company:

> ALL online so can check all accounts anywhere, at any time.
> HOA has online access to BB&T banking as well.
> ALL BTW residents can go to BTW website to register with the Community Financial system to pay their monthly HOA fee.
> Community Financial will monitor insurance compliance as part of their monthly fee.

- Lowery was charging \$400/month plus costs to print and mail letters.

As of the end of 2020, 6 homeowners are late with their HOA monthly fees.

BTW lawyer recommended an accountant to do our taxes. Mike and Tom met with her. Will cost \$210 to do BTW taxes.

As of February 22, 2021
General account- \$45,859.00
Total reserves- \$171, 898.69

ACC REPORT

-Glenn Fish

There are 6 residents who requested alterations or changes to their homes. ALL approved
Glenn reported that the website is great for residents to access all necessary paperwork and forms.

GROUNDS REPORT

-Bob Bibeau

Bob was not present at meeting and Skip is not on the committee yet so no report this month.

POOL REPORT

-Dave Swoboda

>The pool project came in as quoted. The only additional charge was for removal of bottom step for \$300 as it was not up to code.

> Received quote to seal pavers of \$5075.00. Thank you to Mike Arnold, Tom Hamilton and Dave Swoboda who sealed all the pavers for the cost of materials ~\$500.

>The lounges and chairs were all restrapped and joints welded and bolted.

>Thank you to Ritchie Ingram and Dave Swoboda who power washed all the benches and the entire fence around the pool.

> Triangle Pools is BTW's new pool service. Rick's Pools raised their rates to \$495/month. Triangle Pools is \$475/month with a guarantee of that rate for 3 years. They have installed chemical controller and feeders for the pool system at no additional charge.

FENCE ON PHILLIPE PARKWAY

-Dave Swoboda

> The quoted price with permit for the fence on Phillipe Parkway was \$11,096.96.

> BTW applied for a grant and it was accepted from the city of Safety Harbor in the amount of \$5000.00 so the cost to BTW community was \$5,096.00.

RAINMAKER IRRIGATION

-Tom Hamilton

> The irrigation system wiring is now on BTW community side of fence.

> Irrigation controller cost \$1,000.00

- > There were 4 battery timers installed and all are working properly.
- > Community suggestions were to put risers on the sprinkler heads and remove the grass that has grown around them preventing the water from getting to the lawn. Suggestion to also check each zone for this.

ADDITIONAL REPORT

- > Debbie Hamilton and Cheryl Beyet were given approval for up to \$500 to do pool landscaping and beautification. Motioned by: Mike Arnold, Seconded by: Skip Vankleek.

ADJOURNMENT

- > Motion to adjourn by: Tom Hamilton, seconded by: Dave Swoboda
- > Time of meeting adjournment : 7:32 pm.