

Baytowne West July 2021 Board Meeting Minutes

WELCOME

Meeting called to order @ 6:30 PM by President Tom Hamilton
Tuesday July 27, 2021
BTW community pool

ESTABLISHMENT OF QUORUM

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

MONTHLY BUSINESS REPORTS

Tom Hamilton

- April minutes : motion to approve by Mike, seconded by Dave, vote to accept: all in favor.
- No May or June HOA meeting.

TREASURY REPORT

Mike Arnold

-Financials:

- Operating account balance, as of July 27, 2021, is \$19,595.41.
- Reserve account balance, as of July 27, 2021 is \$197,642.96.
- Year to date budget: Mid year expenses are \$111,556 against a budget of \$110,739 for a difference of \$816 or less than 1%.

-Proof of Insurance:

- 3 homeowners are 90 days out of compliance...notices have been emailed.
- all other homeowners are within 30 days.
- over 98% compliant.

-COMWEB portal:

- Every homeowner, who is not already signed up, should have gotten an email from Community Financial (or BTW HOA) to enroll in the COMWEB portal. This portal allows homeowners to view their account, sign up for auto payments/deductions/withdrawals, etc. If you have not received this email, please contact the HOA Board for further assistance.

ACC COMMITTEE REPORT

Glenn Fish

- 9 approved application requests.

WALK ABOUT COMMITTEE REPORT

Cheryl Beyet

FOR ALL HOMEOWNERS:

- keep backyards as neat as the front yards.
- use the dumpsters at the end of own street for garbage.
- front doors that are in disrepair will be getting notices.

GROUNDS REPORT

Dave Swoboda

— Precise Lawn Care continues to mow on Mondays. Since they are a new (to us) vendor, there is a learning curve with the service. There is a schedule that Precise Lawn Care service has established with respect to trimming, etc. Three homeowners have complained about the service. Dave and John Harper (Precise Lawn Care owner) have a good rapport and are addressing any and all concerns. Individual homeowners are NOT to interact with ANY service people. Comments can be sent to the HOA board via email. FYI, the challenge going forward will be budgeting to maintain his service or to find a replacement.

Tom Hamilton

— Irrigation has no current issues since we are in the rainy season.
— Homeowner asked we check into the dead grass in front of her unit. Tom and Dave will be checking sprinkler zone in her area.

NEW BUSINESS

Glenn Fish

— Glenn has two completed proposals for painting the buildings. He is awaiting a third proposal. He hopes to have this painting info by the next board meeting.

COMMUNITY TOPICS

Mike Arnold

— Mike has one quote to revamp the pool gate entrance. He is waiting to hear back from other companies.

Cheryl Beyett

— Cheryl asked about grinding the high spots of both homeowners and the common sidewalks. Dave has already talked to a concrete guy who will come out and give a bid.

Tom Hamilton

— Tom reported that the pre hurricane trimming was done by Blue Ox company.
— Safety Harbor arborist came out and gave info on which trees should be trimmed. Tom said this work was satisfactorily completed mid June.

Homeowner

— Homeowner requested HOA insurance for her mortgage company. She will email the board to get info where to find on the BTW website.

HOA Board Position

— Secretary position on the HOA board NEEDS to be filled.

Important info

— someone is removing live plants from the front entrance and throwing them on top of the beds. It was suggested that the HOA board look into finding a way to monitor the common areas to prevent these acts of vandalism.

ADJOURNMENT

Tom Hamilton

— Motion to adjourn meeting by President Tom Hamilton, seconded by Dave.

—Meeting adjourned at 7:32 PM.