

## **Baytowne West September 2021 Board Meeting Minutes**

### **WELCOME**

Meeting called to order @ 6:30 PM by President Tom Hamilton  
Tuesday September 28, 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

-July minutes : motion to approve by Mike, seconded by Skip, vote to accept: all in favor.

### **TREASURY REPORT**

Mike Arnold

-Financials:

- Operating account balance, as of September 27, 2021, is \$19,782.12.
- Reserve account balance, as of September 27, 2021 is \$207,238.25.
- HOA dues: all homeowners are caught up and all payments are up to date.
- Year-to-date we are on budget.

-Proof of Insurance:

- One homeowner is still out of compliance...Mike Arnold will follow up with this homeowner.
- 12 homeowners are within 30-60 days. Community Financial will send out reminders.

### **IRRIGATION UPDATE**

Tom Hamilton/Dave Swoboda

-All Phase Irrigation Company located and repaired a break in the mainline pipe on the A controller. BTW now has full pressure on all zones. All Phase will come out on Thursday September 30, 2021 to meet with the BTW HOA board to explore options for monthly system checks.

### **POOL COMPLEX**

Dave Swoboda

— Pinellas County Health Department requires the addition of maximum depth of pool to the sign. New sign update to be done by January 1, 2022, to meet revised regulations.

### **ACC COMMITTEE REPORT**

Glenn Fish

— No current application requests.

### **WALK ABOUT COMMITTEE REPORT**

Cheryl Beyet

- NO walk abouts this summer due to excess heat.
- Cheryl has requested help with fining notices/paperwork.

- Notice has been given to 1414 Cadhay Court regarding chimney. Homeowner has 30 days to respond.

## **NEW BUSINESS**

Glenn Fish

—Painting of building exteriors was scheduled for 2021 and will be scheduled to begin January 2022. Three bids were solicited. Munyan Painting Company provided a contract that included more than the other two bids. They had good communication and have excellent references. They had the middle bid. Munyan will use a superior paint and provide door notifications. They will repaint the black house numbers for each home. Those homes with special house numbers will need to remove them prior to painting of the building exterior. Munyan has surveyed stucco and will repair 17 small areas as well as 54 larger corner unit areas. Three or four paint colors will be sampled on the pool complex building for residents to see. Foliage growing against the building will need to be removed or cut back. This is the responsibility of the individual homeowner. The hedges need to be cut back from front of homes for painting. Water will need to be used from home owner to power wash the building. There was talk about how to do this. They will also be painting front doors (white only) that have no glass. The back screened in porch painting will be optional. There are 65 units with screened in porches who can decide if they want their back wall painted or not. If so, they will need to remove all furniture and other items and make their screened porch available for the painters. This will be a 6-8 week project overall. The winning bid is less than current reserves balance designated for painting.

Mike moved to approve the Munyan Painting Company contract. Dave seconded it.

-BTW HOA board elections are coming up for 2022. The open positions of Secretary and Treasurer need to be filled. Interested individuals are asked to submit their name and a short bio by the end of October. The annual BTW HOA board meeting will be held at the VFW the beginning of December. Specific meeting date and time will be placed on website as well as at the community entrances.

## **COMMUNITY TOPICS**

-Debbie Hamilton asked BTW HOA board to consider metal roofs since it's been difficult to get shingles in stock. She also has requested help removing dead bushes around the small palm trees at the entrance. This will need to be done by a landscaper. She is also requesting landscaper to replace new bushes.

-Ritchie Ingram suggested speed bumps to be placed before the stop sign on Wickford Street East. Some homeowners are not stopping at the stop sign and going too fast around the corner. Our community has young kids and pets as well as residents out walking. Safety first!

## **ADJOURNMENT**

Tom Hamilton

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

—Meeting adjourned at 7:18 PM.