

Baytowne West January 25, 2022 Board Meeting Minutes

WELCOME

Meeting called to order @ 6:30 PM by President Tom Hamilton.
Tuesday January 25, 2022.
BTW community pool.

ESTABLISHMENT OF QUORUM

Tom Hamilton, President
Dave Swoboda, Vice President
Mike Arnold, Treasurer
Skip VanKleek, Director
Susan Werner, Secretary

MONTHLY BUSINESS REPORTS

Tom Hamilton

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

TREASURY REPORT

Mike Arnold

Financials:

- BTW came in at budget for 2021.
- 2021 complied financials have been delivered to the CPA to have taxes prepared for the same cost as last year.
- Operating account balance, as of January 25, 2022, is \$17,268.13.
- Reserve account balance, as of January 25, 2022 is \$226,429.21 (including \$6300 for painting project deposit).
- HOA fees:
 - Coupon books were received by all homeowners who requested them.
 - Mike will contact those with coupon books to offer the opportunity to do COMWEB auto pay online.

Proof of Insurance:

- 3 homeowners were out of compliance (2 are now up to date, 1 paid \$200 in fines).
- 1 homeowner is severely non compliant with fines currently at \$500.
- 97% compliant (a few are expiring at the end of January).

ACC COMMITTEE REPORT

Glenn Fish (not present).
– nothing to report.

WALK ABOUT COMMITTEE REPORT

Cheryl Beyet (not present).
– nothing to report.

GROUNDS REPORT

Dave Swoboda

- Irrigation Report:
 - All Phaze Irrigation Company did their first every-other-month system check in January.
 - We currently have all but 3 zones operational.
 - All Phaze will return in February to address those 3 zones.
- Speed Bump Update:
 - 1/2 of the speed bump on Wickford Street E is installed by Dave and Mike. The other half will be installed the first week of February. Hopefully, this will get homeowners to stop at the stop sign.
- Superior Sidewalk Update:
 - All severe trip hazards have been repaired. Seven homeowners contracted directly with Superior Sidewalks to have work done on their private sidewalk.
- Spring tree trimming update:
 - Safety Harbor City arborist Ira Padgett will walk BTW property with Dave and Tom. He will give a list with his recommendations for pre-hurricane tree maintenance which the HOA can use to solicit bids.
- Building painting update:
 - Munyan Painting Company is ahead of schedule. It was suggested by the contractor to pressure wash the northside of the buildings every 2 years and everything else every 3 years.
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NEW BUSINESS

Mike Arnold

- An offer to purchase the parcel at the north end of Marshall and Phillipe was received.
- A counter offer specifying that the buyer pay all expenses associated with getting approval from the city of Safety Harbor was presented.
- BTW HOA board approved counter offer. Tom signed it.
- It will NOT affect any BTW homeowner property.
- If sale takes place, the money will be held until next year's budget.

- A motion was made by Dave for the BTW HOA board to approve the \$30 cost for a new community mailbox, Skip seconded, all in favor and approved.

COMMUNITY TOPICS

- New homeowner came to the BTW HOA board meeting and asked if there could be some kind of bike rack/storage as she misses having a garage.

ADJOURNMENT

Tom Hamilton

- Motion to adjourn meeting by President Tom Hamilton, seconded by Skip VanKleek
- Meeting adjourned at 7:08 PM.