

Baytowne West February 22, 2022 Board Meeting Minutes

WELCOME

Meeting called to order @ 6:30 PM by President Tom Hamilton.
Tuesday February 22, 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 REPORT

Tom Hamilton

- January meeting minutes : motion to approve by Mike, seconded by Skip, vote to accept: all in favor and approved.
- Tom thanked Dave for getting the monthly BTW HOA meeting signs made.
- Tom thanked Glenn and Dave for coordinating the painting project.

TREASURY REPORT

Mike Arnold

Financials:

- BTW is on budget for 2022.
- Operating account balance, as of February 22, 2022, is \$22,194.92.
- Reserve account balance, as of February 22, 2022 is \$220,131.10. This includes \$42,000.00 installment payment to Munyan Painting Company which hasn't yet cleared.

Proof of Insurance:

- 1 homeowner continues to be severely delinquent and continues to accrue fines.
- 3 Policies expired in the past 4 weeks so we expect those renewals shortly or will send reminders if necessary.
- 1 homeowner is getting a final notice by mail.
- 98% compliant as of February 22, 2022.

GROUNDS REPORT

Dave Swoboda

—Irrigation Report:

- There were only 5 minor repairs by All Phaze Irrigation Company in February for \$295.00.
- We currently have only 2 zones not working. Valves for these zones have been located.

—Fertilizer/Bug Update:

- We have good color on the St. Augustine grass. There are several seasonal grasses throughout the property that are brown due to being dormant.
- Gary Lisowy says his front lawn grass is brown and claims it is dead. Requested Dave come look at it.

ARCHITECTURAL CONTROL COMMITTEE REPORT

Glenn Fish

- There was only one application so far this year for a new roof at the end of Brighton Court.
- A new shingle color has been chosen due to both previous colors being discontinued. The new brand and color is on the website.

WALK ABOUT COMMITTEE REPORT

Cheryl Beyett

- Cheryl expressed frustration with citing both Charlene O'Hara and Lisa Sauder repeatedly with no action by either of them with respect to BTW rules.
- Cheryl also expressed frustration about the homeowner with the car with expired tags and a flat tire on East Wickford which has been written up 3 times.
- Chris Fish asked why the HOA Board is not fining people anymore if the rules aren't followed after 3 notices. Tom Hamilton voiced concern over the disconnect between the walk about committee and the violation and fining committee. These committees are supposed to work together independent of the HOA Board.
- Jan DuPont questioned why hasn't the homeowner with hurricane shutters up year round been given notice. She claimed it violates the HOA By-laws. The Board asked her to show them where it is stated in the By-laws or rules.
- There still is a broken window at 34 Penzance Court. It is a rental so homeowner needs to be notified.
- Jan DuPont asked why the palm trees haven't been trimmed in two years. The Board said they will take this under consideration when doing the pre hurricane tree trimming and clean up.

OLD BUSINESS

Glenn Fish

—Building painting update:

- Munyan Painting Company has completed the job. The contracted price was \$63,520.00 plus \$1500-\$2000 estimate for rusted corner repairs (actual \$1277.50). Variable cost (unknown) for sealant removal and replacement @\$3.50/linear foot came to \$865.00. The total corner repair and sealant costs were \$2142.00. Quote and variable charge budget was \$66,020.00. Actual charges to date are \$65,662.00, leaving about \$9300.00 in reserves.
- Glenn said the hardest part of the project was coordinating the painting of screen porches and front doors.
- Touch up paint for exterior, trim and doors is available by request for homeowners.

— Speed Bump Update:

- Cheryl thanked Dave and Mike for installing the speed bump on Wickford Street East. Several homeowners still don't stop at the corner even with the installation.

Mike Arnold

— Offer for Parcel Update:

- BTW HOA counter offer of \$20,700.00 was accepted. The buyer needs to get all approvals

etc. at their expense. Currently waiting for those reports.

NEW BUSINESS

Dave Swoboda

— Pool and Spa signs needed to be updated with rules required by Pinellas County Board of Health. The signs will now be a consistent size of 30"x40".

— A deposit of half the total cost of \$368.78 was paid. Mike moved to approve the cost of the signs. Skip seconded, all in favor and approved.

— Debbie Hamilton requested funds for plants at the front entrance and pool areas. An amount not to exceed \$100 was motioned by Mike. It was seconded by Skip. All in favor and approved.

ADJOURNMENT

Tom Hamilton

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

—Meeting adjourned at 7:30 PM.