

Baytowne West May 24, 2022 Board Meeting Minutes

WELCOME

Meeting called to order @ 6:30 PM by President Tom Hamilton.
Tuesday May 24, 2022.
BTW community pool.

ESTABLISHMENT OF QUORUM

Tom Hamilton, President
Dave Swoboda, Vice President
Mike Arnold, Treasurer (not present)
Skip VanKleek, Director
Susan Werner, Secretary

MONTHLY BUSINESS REPORT

Tom Hamilton

- April meeting minutes : motion to approve by Skip, seconded by Susan, vote to accept: all in favor and approved.

TREASURY REPORT

Dave Swoboda (Mike Arnold is out of town)

Financials:

- Operating account balance, as of May 24, 2022, is \$32,673.53.
- Reserve account balance, as of May 24, 2022 is \$172,410.33.
- BTW is on budget for 2022. The YTD expenses running ahead of budget are any requiring energy and chemicals: lawn care, pool service, electric bills, gas for spa. We have received surcharges to monthly invoices.

Proof of Insurance:

- 2 homeowners:
- 184 Brighton Ct (Sauder) has maxed out on fines at \$1000.00.
- 116 Wickford St East (Strohm) has accrued \$300 in fines through May.
- 1344 Cathay Ct (Gordon) is still out of compliance since January 2022. No email, 3/14/22- voice mail is full. 4/5- mailed a letter. 5/19- called and left final message on voicemail. No reply. Request authority to assess \$100/month fines dating back to maybe March 2022.
- 1274 Wickford expired at the end of March. Final letter being sent next week, after which fines should be assessed.
- Overall, 114 or 96.5% in full compliance.

- Ray Welch asked if the BTW HOA Board checks for the proper homeowners insurance. Dave said yes, the BTW HOA Board checks when the insurance policies come in that it is indeed the correct type for our community. Copies of each homeowner's policy are scanned and stored electronically in the homeowner's account.

HOA fees:

- 1 homeowner is more than 90 days in arrears. 186 Wickford. This homeowner usually pays a year in advance. Email notice has been sent.
- All other homeowners are current with their monthly HOA payments.

ARCHITECTURAL CONTROL COMMITTEE REPORT

Glenn Fish

- 5 applications have been submitted and approved. They include requests for new windows and a door, new paver deck and walkway, tree removal, vinyl porch and a screened porch.

VIOLATION & FINING COMMITTEE

Cheryl Beyett (not present)

- Update on car with flat tire and expired plates on Wickford Street East. The car has been removed.

OLD BUSINESS

Dave Swoboda

- Blue Ox tree service will be doing pre hurricane tree trimming starting Tuesday May 31, 2022 weather permitting. They will also be trimming approximately 35 Palm trees throughout the community.
- A Laurel Oak tree is scheduled to be removed on Penzance Ct. The tree is rotting from the inside and needs to be taken down. The tree and Palm trimming plus the dead wooding costs are budgeted for. Removal of the Laurel Oak and stump grinding will be paid out of the reserve account established for this purpose.

NEW BUSINESS

Tom Hamilton and Dave Swoboda

- The Association has pond erosion at the SW corner of BTW property. A homeowner on Friendship Court called the city of Safety Harbor about the erosion issue. BTW then received a citation from the city to take care of the problem by the end of May. Crosscreek Environmental was contacted by BTW and came out to the property. Crosscreek's initial assessment is that the Friendship Court homeowner is causing the problem due to run off from their gutters. Crosscreek will excavate the area to see where the water is coming from. Brad Collins from the City Wastewater department said a permit is required to do the work. Crosscreek will apply for the permit.
- The work is estimated to cost \$3900.00. The Friendship Court homeowner has been notified of the cost in the event renumeration of some amount will be necessary.
- Skip motioned to move ahead with the project. Susan seconded. All in favor, accepted and approved.

COMMUNITY COMMENTS

- Ray Welch says it's been 10 weeks since the sprinkler has run in his yard. He said his front parking lot side yard may not be working properly. Dave and Tom have been working with All Phaze Irrigation to get this issue resolved.
- Kara Beck asked about the parking lot numbers being repainted. Ray asked if the board contacted the subcontractor company from before. Dave said they are still looking into a company to do the work.
- Chris Fish requested that the brooms and mops in the front of homes as well as propped open screen doors be looked at by the walk-about committee. She said it is not a good look for the community.
- June Taylor asked about the pool gate locking from the inside. She is concerned about what would happen in an emergency. The pool gate locks from both sides. Cathy Knoth mentioned that she thinks there are still a lot of keys being used by people who no longer are residents not guests of current homeowners.

ADJOURNMENT

Tom Hamilton

- Motion to adjourn meeting by President Tom Hamilton, seconded by Skip Vankleek.
- Meeting adjourned at 7:19 PM.