

Baytowne West August 23, 2022 Board Meeting Minutes

WELCOME

Meeting called to order at 6:30 PM by President Tom Hamilton
Tuesday August 23, 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

Minutes

Tom Hamilton

- July meeting minutes: motion to approve by Dave; seconded by Mike; vote to accept: all in favor and approved.

Treasury Report

Mike Arnold

Financials:

- Operating account balance, as of August 23, 2022 is \$23,148.84.
- Reserve account balance, as of August 23, 2022 is \$176,106.64.
- Running ahead of budget YTD due to higher electricity costs and fuel/labor related surcharges.

HOA fees:

- Two homeowners are 60 days or less in arrears. All others are current except for some outstanding late fees.

Proof of Insurance:

- Two homeowners have been fined for not providing proof of insurance. Four homeowner's policies are expired and have been sent notices. The BTW HOA Board should not have to send reminders. It is the responsibility of the homeowner to provide it.

ACC REPORT

Glenn Fish (not present)

VIOLATION & FINING COMMITTEE

Cheryl Beyett (not present)

OLD BUSINESS

Dave Swoboda

-Pond erosion project update: Email from contractor stating they have received the necessary permit for the project. They are waiting for a date from the Safety Harbor Water Department to coordinate a time both can be onsite.

-Insurance policies update: For numerous years, the BTW HOA has been using McGriff Insurance Services, domiciled in North Carolina, to handle our insurance needs. The renewal policies for property and wind came in with an increase of over 47%. The BTW HOA board obtained a quote from Guided Insurance Solutions, out of Tampa, for the same coverage for considerably less. The BTW HOA has moved to Guided Insurance Solutions as our agency of record for our insurance needs.

Mike Arnold

- Marshall St./Phillipe Parkway property update: The deal is dead. The homeowner adjacent to the property notified BTW HOA that their offer to purchase it is no longer on the table. BTW owns the property.

NEW BUSINESS

-Initiate 2023 budget discussion:

BTW HOA has gotten letters from 2 vendors already with substantial increases for next year citing higher material, labor and energy related costs.

CALL FOR COMMUNITY COMMENT

Kara Beck asked about upcoming projects for the community. Dave said parking lot striping and numbering is still likely later this year. No major projects for next year are scheduled.

Niki Basille asked what in the BTW community uses electricity. Street lights, pool pumps, and lighting, irrigation pumps, and pond fountains are the major electricity users.

ADJOURNMENT

- > Motion to adjourn by Tom Hamilton, seconded by Dave Swoboda
- > Time of meeting adjournment : 7:05 pm.