

## **BAYTOWNE WEST HOMEOWNERS ASSOCIATION**

1355 Wickford Street  
Safety Harbor, FL 34695  
(727) 799-5040

[hoa@baytownewest.com](mailto:hoa@baytownewest.com)

[www.baytownewest.com](http://www.baytownewest.com)

### **Board Meeting - Tuesday, March 26, 2024**

**Held at the pool at 6:30pm**

**Tom Hamilton, President**

**Skip Van Vleek, Vice President**

**Dave Swoboda, treasurer**

**Ashley Westfall, secretary**

**Susan Werner, Director**

1. Call to Order - Tom Hamilton at 6:30pm.
2. Monthly Business Reports
  - a. January Meeting Minutes (no February meeting) - Ashley Westfall
    - i. Skip motioned to accept, Tom seconded, all in favor and approved.
  - b. Financials - Dave Swoboda
    - i. As of March 25, 2024 - Operating Account had a balance of 29,211.00  
Reserves Account had a balance of \$251,738.00
      1. For the month of February we were under budget by 14%,  
however, some February charges weren't invoiced until March.
        - a. Realistically year-to-date, we are more like 7% under budget.
        - b. Electricity is running a bit high, Dave suggests that maybe reaching out to Duke to figure out which of our 4 bills is high and why. Jan DuPont asked if solar would be possible on the pool house. (Freedom Forever is the company who is going door to door in Baytowne).
        - c. Fed Income Tax completed by Affinity CPA and returned March 11. There are no taxes due. The CPA fee was \$225. Motion made to pay - Skip approved, Tom seconded, all approved.
      - ii. Monthly maintenance fees - 2 households three months in arrears from January caught up - in good shape for the most part.
    - c. Proof of Insurance Compliance - Dave Swoboda
      - i. 116 out of 118 compliant - better than 99% compliant.
        1. Two email notices sent. The last notice to be sent by mail to non compliant homeowner .
        2. Other non compliant one is the long standing issue.
    - d. Pool Report - Dave Swoboda

- i. Had to replace the variable speed motor, ring and seal plate for the spa - \$1309.57 (not budgeted for expense so will be paid out of Reserves) Skip motions - Susan seconds - all approved
    - ii. New skim net, pool and spa water testing kit and new rail covers to be ordered - \$99.26 - Skip motions, Susan seconds, all approved to order.
  - e. Architectural Control Committee - Glenn Fish
    - i. Glenn not in attendance.
    - ii. Feedback from Gary Lisowy - Glenn did a great and thorough job in approval process, appreciation for the work he's done with his solar request.
  - f. Violation & Fining Committee - Cheryl Beyett
    - i. Cheryl not in attendance.
    - ii. Jan - dead palm tree in front of neighbor's unit. The owner was sent a letter about it with cost from Blue Ox to take it down during last spring clean up. New city arborist came out and told owner that the tree didn't have to be taken down.
      - 1. Discussion of "neat and orderly" enforcement with the owner.
      - 2. Update to be given in next HOA meeting.
- 3. New Business
  - a. Spectrum cable update - Dave Swoboda
    - i. Kudos to Dave for doing all of the legwork and negotiation on this!
    - ii. Majority of residents at annual meeting used/wanted to keep cable as part of monthly maintenance fees.
    - iii. Signed early March - bulk rate goes back to \$25 per door (lowest possible door charge) plus licensing fees and taxes - starting with June billing will be \$39 per door, currently at \$43 per door - likely to be under budget on cable this year by 3%.
    - iv. 5 year contract with capped annual increase of 3% on door fee (not licensing, taxes and other "charges").
    - v. In addition to our current Select line up and Disney +, we will be upgraded to include Entertainment View and Sports packages (approximately 100+ additional channels ).
      - 1. Turner Classic Movie, Game Show Network, Golf Channel, Cooking Channel, MLB, NFL, etc will be included starting in May.
    - vi. Door fee doubled from last contract - great for the Association - \$200 per door will be used for community projects.
- 4. Old Business
  - a. Kittery Wall retainer wall - Dave Swoboda
    - i. Last meeting discussed getting quote for the wall around the mailbox at same time - two retainer walls total were \$4400, paid out of Reserve Account Deferred Maintenance "bucket".
  - b. Philippe Parkway fence - Skip Van Kleek

- i. Neighboring HOA's landscaping work created a trespassing/security issue by creating an opening which people were using to cut through BTW property.
  - ii. Safety Harbor Fencing \$595 - paid, no permit was required which helped with cost.
    - 1. Discussion regarding replacing dying shrubs on Phillipe Parkway, north of the Emergency Exit.
- 5. Call for Community Comment
  - a. Thank you to Debbie Hamilton and Joan Anderson for cleaning the front area of the pool. Debbie was also complimented and thanked for the work she does at the community entrance.
  - b. Request for \$225 for mulch (40 bags) for pool area. Tom to handle - Dave motions, Skips seconds, all approved.
    - i. Installation date TBD
  - c. Ray Welch - Follow up regarding his email about sign rules on the website. The rearrangement of rule #20 now references rule #6 and #7 which no longer applies (needs to be looked at and adjusted), rule #20 rewriting also lost specifics of external signs not being allowed in neighborhood other than for sale and for rent - needs to be corrected.
- 6. Adjournment - Skip moved to adjourn at 7:22 pm, Dave seconded, all approved.