

Baytowne West Annual Meeting Minutes

WELCOME

Meeting called to order at 7 PM by President Tom Hamilton

Wednesday, December 7, 2022

Safety Harbor VFW Club

Introduction of current Board members:

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

PROOF OF NOTICE OF MEETING

Dave Swoboda

Form was presented that Annual Meeting packets were submitted to Post Office on November 15th, 2022.

MONTHLY BUSINESS REPORT

Dave Swoboda

November minutes entered into the record. Motion to approve by Skip, seconded by Mike. Vote to accept: all in favor and approved.

TREASURY REPORT

Mike Arnold

- Operating account balance as of 12/7/2022 is \$27,188.09
- Reserve account balance as of 12/7/2022 is \$200,092.04
- HOA monthly maintenance fees for 2023 are increasing by \$10.00 to \$165.00. Coupon books or letters showing next year's monthly dues should have arrived or be arriving in the next few days; if you have not received them, please let the Board know.

PROOF OF INSURANCE

Mike Arnold

- Two homeowners have failed to comply with HOA requirement to provide proof of insurance and have been fined the maximum amount allowed by

statute. Board to check with Association attorney if this is an all time maximum or can be charged annually. Unfortunately said fines are only collected when the unit is sold as a lien against the property.

-Reminding homeowners they need to provide proof of insurance as a requirement of living in a deed restricted community is not, nor should be, something the Board needs to do. It has been a “friendly” reminder to this point to do so. Bylaws allow for fining for not doing so in a timely matter and may be something we will need to do going forward. Please add Baytowne West as an “also Interest” on your homeowner’s policy.

GROUNDS REPORT

Dave Swoboda

-Irrigation update. The Association changed irrigation companies two months back. We will now have a monthly system check of the entire system instead of one done every other month as done previously. Hopefully this will allow us to stay on top of our aging infrastructure. If homeowners have broken heads or see excess sand on sidewalks, please report it to the HOA email.

-Parking space lining and numbering update. The work will be done by Alto Construction in the first quarter of 2023. We will use our email blast system to alert residents as to when this will happen.

-Pressure washing fence along Phillippe Parkway. A bid of \$450.00 was obtained from Super Dave’s Power Washing to do this work. He provides his own water and chemicals. Motion to accept bid by Dave, seconded by Tom; all in favor and approved. Work will be done in December.

ACC COMMITTEE

Glenn Fish

-There were 11 alteration applications in 2022. All were approved: one roof, two porches, two storm doors, one porch window, two water conditioners, two window replacements and one trim.

WALK ABOUT COMMITTEE

Cheryl Beyett

-Jan and Sue resumed the walk about two weeks ago. A few notices were put on doors for minor infractions.

-A concern voiced by several homeowners is a resident with a muddy

vehicle sitting on a trailer every weekend and the noise that vehicle makes every morning when the owner leave the community. The Board acknowledged that the owner is a tenant and will discuss it with the hometowner.

-Cheryl said bushes on the right of the emergency exit on Phillippe Pkwy. are not healthy and asked the Board to look into replacing those at some point. Chris Fish said they are not original plantings and the Association should not be responsible for replacing them. Discussion was had about maybe replacing them with the same bushes as along M Marshall Street, having a fence or doing nothing there at all. Removing the dying bushes around the palm trees at the entrance was also discussed.

APPROVAL OF ELECTION INSPECTORS

-Glenn and Chris Fish were acknowledged for the work they've done over the past years as Election Inspectors and were asked if they are interested in continuing to do so. They said they would. Motion by Dave to approve them as next year's Election Inspectors, seconded by Mike, vote to accept, all in favor and approved.

ELECTION RESULTS

-Glenn Fish

-28 proxy votes; 25 present. Quorum met.

-50 voted for Tom Hamilton to serve on Board for another term

-51 voted to waive an audit. Mike Arnold said out bylaws, written 40 years ago requires a yearly vote on an audit but Florida Statute says HOA Associations with annual budgets of \$100,000.00 - \$300,000.00 only need to provide compiled financials, which we currently have prepare monthly.

COMMUNITY COMMENTS

-Glenn Fish read two thank you notes he received from homeowners thanking the Board for their time and dedication offered to the community

-Debbie Hamilton and Cheryl Beyett were acknowledged and thanked for the way they beautifully maintain our front entrance and pool entrance with flowers, plants and seasonal decorations. Thanks were also given to Sue Brunette and Austin Degenhart for putting up the Christmas lights at the entrance.

-Discussion was about what can be done about the two homeowners who won't comply with homeowners' insurance compliance. Mike said legally we are doing all we can. Chris Sauger said she would be willing to contact them and help them with it.

ADJOURNMENT

Tom Hamilton

-Motion to adjourn meeting by president Tom Hamilton, seconded by Mike Arnold. Vote to accept - all in favor and approved.

-Meeting adjourned at 7:58 PM