

Baytowne West Tuesday, January 24, 2023 Board Meeting Minutes

WELCOME

Meeting called to order at 6:30 PM by President Tom Hamilton.
Tuesday, January 24, 2023
BTW Community Pool Complex

ESTABLISHMENT OF QUORUM

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

MONTHLY BUSINESS REPORTS

Dave Swoboda

- Annual Meeting minutes submitted for approval: motion to approve by Skip, seconded by Susan; all in favor and approved.
- Tom Hamilton thanked the community for voting for him to serve on the Board for another 3 year term.

TREASURY REPORT

Mike Arnold

FINANCIALS

- Operating Account balance as of January 24, 2023 is \$22,501.12.
- Reserves Account balance as of January 24, 2023 is \$190,497.54.
- 2022 Year End Budget Report: Given the overall rise in energy costs, increases from vendors including surcharges, and some unforeseen expenses, BTW came in \$79.84 over budget.

PROOF OF INSURANCE

- Two homeowners continue to be out of compliance for providing proof of homeowners insurance and their fines have reached \$1000.00.
- Board will issue letters to these individuals informing them of a hearing in front of the Board and Fining Committee.

POOL REPORT

Dave Swoboda

- New rail sleeves were ordered and installed on rails at entrances to pool and spa. Cost was \$110.19 for the pair. Move to pay the invoice by Dave Swoboda, seconded by Skip; all in favor and approved.
- On the behalf of the community, thanks to Richie Ingram and his helper Doug for power washing the pool benches and pool furniture.
- As the weather gets warmer and residents use the pool and spa more regularly, please remember that the **entire fenced area closes at dusk** (when the lights come on). BTW does not have the necessary permit, lighting or insurance to use these facilities after dark. Pinellas County Health Department will shut the area down for violating this rule.

GROUNDS REPORT

Dave Swoboda

- Pond fountain update: one of the fountains stopped functioning in late December. Lake Doctors was called out to inspect it and they found motor failure due to a broken prop from fishing line around the motor shaft. An estimate for \$1782.62 for a new fountain motor, hardware kit and labor was given. Moved to approve by Dave, seconded by Tom; all in favor and approved. This expense will be paid out of Reserves.

ACC REPORT

Glenn Fish

- Two applications were received - a roof and a patio. Both were approved.
- Ray Welch asked if the application and approval process were followed for a roof put on because it is "lighter" in color than others on that building. Glenn confirmed that an application was submitted along with a shingle sample the roofing contractor could get due to the unavailability of the shingles specified on the website. The sample was shown to members of the Board and approved. Ray added that even though the Home Depot website shows the specific shingle available, calls to several Home Depot locations found the shingle currently not in stock.
- Glenn asked Ray to help on the ACC when roofing applications are submitted and Ray agreed to help.

OLD BUSINESS

Dave Swoboda

- Parking areas striping and numbering: project is still on track to be completed in the first quarter of this year. A BTW email blast will go out informing residents when their area is to be done. Plans are to also put reminder notes on resident's doors the night before their area is to be worked on. The project will be done in three phases to avoid having to find temporary parking for everyone in the community.

[Update: project is scheduled for February 14th, 15th and 16th, weather permitting]

NEW BUSINESS

Tom Hamilton/Dave Swoboda

- Over the holidays we had someone abandon a car in a resident's parking space leaving no contact information. The Pinellas County Sheriff's Dept. was contacted and said there was nothing they could do because the car was on private property. After not hearing from the car's owner for a week, the PCSD said to have the car towed. We contacted A-1 Recovery and they removed the vehicle.
- The BTW HOA Board is in the process of signing an agreement with A-1. They will put signs in numerous locations throughout the community, specifically in Guest Parking areas where overnight parking is not permitted without permission. There is no cost to the community to enter into this contract.

CALL FOR COMMUNITY COMMENT

- June Taylor asked why areas of her grass are brown while her neighbor's grass is green. The Board explained that it depends on what types of grass her lawn has. After 40 years, large areas of Axonopus Affinis (carpet grass) and Bermuda have taken over the St Augustine. Both are warm season grasses which thrive -and spread - in the hot humid climate of the Gulf areas and don't respond well to cool temperatures, usually periods below 60 degrees. They go dormant until warm, humid and wet weather return.
- Chris Fish asked why the Board has not done anything to stop the dog that barks incessantly on Cadhay Court. The Board said she should

contact Animal Control to report it and they will come out and speak to the dog's owner.

- Dan Anderson said he has branches hanging over the fence behind his unit from a home on Friendship Court. He is concerned about trimming this himself. The Board recommended he call Safety Harbor Code Enforcement and they will talk with the homeowner.

ADJOURNMENT

Tom Hamilton

- Motion to adjourn meeting by President, seconded by Mike.
- Meeting adjourned at 7:45 PM.