

BAYTOWNE WEST HOMEOWNERS ASSOCIATION

1355 WICKFORD STREET
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2026 MAY BOARD MEETING - MAY 26, 2026

Held at Pool at 6:30 PM

Skip VanKleek, President

Tom Hamilton, Vice-President

Dave Swoboda, Treasurer

Susan Werner, Secretary

Patsy Roy, Director (not present)

1) CALL TO ORDER - Skip VanKleek

- Skip called the meeting to order at 6:30 PM

2) MONTHLY BUSINESS REPORTS

> March Minutes (no April meeting) - Susan

- Tom motioned to accept, Dave seconded , all in favor and approved.

> Financials - Dave

- As of 5/26/2026, the Operating Account balance is \$40,093.00 The Reserves Account balance is \$366,331. Included in this number is year-to-date interest of \$1851.00. \$300,000.00 of the Reserves was put into a 5 month CD at Truist with a rate of 2.96% maturing September 17, 2026.

- At the end of April, we were approximately 4% under budget. This is primarily due to some budget expense lines showing a surplus because no or few costs have been incurred. The expenses the Association incurs on a regular basis are right in line with budget projections.

> Proof of Insurance Compliance - Skip

- Five homeowners currently have expired policies. Four of them expired just recently and were sent friendly reminders to provide proof. We are 96% compliant.

> Pool Report - Dave

- A new spa heater was installed Tuesday, 5/26/2026, to replace the old heater. The new heater is a commercial heater; the old was a residential unit installed

in 2019. The Association got seven years use out of a commercial heater so the hope is to get at least that or more out of the commercial unit. This was a capital expenditure so it was paid for out of the Reserves account.

> Irrigation - Tom / Dave

- MSI has completed 4 scheduled monthly run-throughs of the irrigation system thus far. The first two had many heads needing replacement and a lot of old rotor heads that were not rotating so they were replaced as well.
- Pinellas County watering restrictions are still in place so we are running each side of the property one night a week. Fortunately we have been receiving almost daily rain recently so things have greened up nicely. At this point in May we have had 5.43" of rain about 3½' above average.

3) ACC REPORT - Glenn was not in attendance.

- Dave reported that a few applications had been submitted and given to Glenn who worked with the homeowner.

4) NEW BUSINESS - Dave

- At the time of the meeting, pre-hurricane tree trimming is a work in progress. A review of the work quoted showed a few items Danny's Tree Service had not completed. Danny's was contacted and scheduled a time to come back and finish things up. Danny's quote was \$4590.00. This leaves funds in the budget for potential storm cleanup or additional tree work in the fall.

4) CALL FOR COMMUNITY COMMENT

- A homeowner pointed out that new owners had started doing work at 1414 Cadhay and suggested the Board make sure those owners are aware of Association rules. The Board said it would follow up.
- A homeowners asked when the Board planned on fixing the raised sidewalk on Wickford where the owner took down the large Camphor tree. The Board replied that the sidewalk would be repaired but not immediately as they will look to combine that with other sidewalk repairs.

5.) ADJOURNMENT

- Skip moved to adjourn at 7:05 PM. Dave seconded, all in favor and approved.

