

BAYTOWNE WEST HOMEOWNERS ASSOCIATION

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Board Meeting - Tuesday, October 22, 2024

Held at pool at 6:30 PM

Tom Hamilton, President

Skip VanKleeck, Vice President

Dave Swoboda, Treasurer

Susan Werner, Secretary

1. CALL TO ORDER - Tom Hamilton at 6:30 PM.

- > Tom announced that the Annual Meeting will be held Wednesday, December 11, at 7 PM, at the Safety Harbor VFW. Watch for the Annual Meeting packet in mail mid-November.
- > Currently there is one open Board position and two other positions which expire at the end of the year (Dave Swoboda's and Susan Werner's) for a total of **3** openings. Any homeowner interested in serving on the Board is encouraged to send an email or put a note in the HOA Drop Box along with a short biography.

2. MONTHLY BUSINESS REPORTS

- > September meeting minutes - Susan Werner
 - Skip motioned to accept, Dave seconded, all in favor and approved.
- > Treasurer's Report - Skip
 - As of October 22nd, 2024, the Operating Account has a balance of \$64,689.00. The Reserve Account has a balance of \$288,905.00.
 - At the end of September, we continued to run under budget. The main contributor was the reduced monthly cable expense due to the renewed contract. Electricity expense has come back in line with our budget because we have not had to run the irrigation system for the last two months. We'll be turning the system back soon.
 - The Board is working on next year's budget so the Board can vote on it before we send out the Annual Meeting packet. The packet needs to be mailed 15 days prior to the Annual Meeting.

- > Proof of insurance compliance - Skip
 - Currently only three homeowners are out of compliance, one of which has submitted proof but not what the Association requires. Therefore, there are only 2. We are about 98% compliant. These numbers do not include the one long term homeowner who still has not obtained and/or provided proof that they have insurance. The Board previously approved this matter and it has been turned over to our attorney to pursue.
- > Pool Report - Skip
 - Tentative dates for the cleaning and sealing of the pool pavers is November 6th & 7th. The dates are contingent on any weather delays affecting projects scheduled before ours. The entire pool complex will be closed for those two days and the day following completion of the work. When the actual days are confirmed we'll post them on the website or send out an email blast. This work will be paid for out of Reserves.
- > ACC Report - Glenn
 - One new application for new windows at 28 Penzance Court.

3. NEW BUSINESS

- > Hurricane update - Skip
 - Due to experiencing 2 hurricanes in a matter of three weeks, the costs for **Helene** were:
 - > Danny's Tree Service to cut up and remove numerous large limbs: **\$800.00**
(they actually came out the day after the storm which really helped the cleanup effort)
 - > Precise Lawn Care for dumping fees for loads of debris: **\$668.00**
 - > Bay Area Fence Factory to replace one 8 foot panel of the fence on Phillippe Pkwy (damaged by a tree limb Danny's removed). **\$393.00**

Total: \$1861.00

Although these were unexpected expenses, we'll pay for them out of the Operating Budget.

The costs for **Milton** will be more because one tree and maybe a few more will need to come down. The Board is in discussion with the SH arborist regarding these. Two sections of the fence blew down which will also need to be repaired.

4. CALL for COMMUNITY COMMENT

- > A homeowner thanked members of the Board for their help with the Milton cleanup.
- > A homeowner questioned the use of generators after the storm saying they are not allowed. Discussion about who would tell homeowners fortunate enough to have a generator to save the food in their refrigerator that they needed to turn it off. The question was asked if the Bylaws specifically prohibit generators or if just prohibits the storage of gas. The homeowner then questioned the noise of the generators being a nuisance and that we have a noise ordinance. The homeowner suggested the Association attorney be contacted regarding the use of generators.

5. ADJOURNMENT

- > Tom moved to adjourn at 7:10. Skip seconded, all in favor and approved.

