

BAYTOWNE WEST HOMEOWNERS ASSOCIATION

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Board Meeting - Tuesday, September 24, 2024

Held at pool at 6:30 PM

Tom Hamilton, President

Skip VanKleeck, Vice President

Dave Swoboda, Treasurer

Susan Werner, Director

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

2. MONTHLY BUSINESS REPORTS

> August meeting minutes - Susan Werner

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

> Treasurer's Report - Dave

- As of September 23, 2024, the Operating Account has a balance of \$58,928.00. The Reserve Account has a balance of \$283,207.00.

- Year-to-date we are running below budget. The major contributor is the renewed Spectrum contract. Most of expenses are inline with what was budgeted.

- Late maintenance fees and late fees assessed are constant at about 1% of our receivables. The Board has been challenged by some homeowners regarding late fees that they were charged. The Association does not get this money; it is paid to Community Financials as compensation for monitoring homeowner payments and issuing notices. Notices previously were sent by email. Going forward, these notices will be sent via the USPS.

> Proof of insurance compliance - Dave

- As of today's meeting, the only homeowners who are out of compliance have policies which expired within the last 15 days. They have been sent reminder emails. According to Association rules, proof of renewal should be sent 2 weeks before their policy expires.

- The homeowner who has refused to provide proof of insurance since March of 2021 has been sent another letter. If the Board does not receive proof within 10

days, it will be turned over to the Association lawyer. The fine assessed against this owner is still outstanding as well.

> Irrigation

- The Board has received a bid to rewire only the B-side of the property (approximately 2/3 of the property) and another to rewire the entire system. The Board is leaning towards rewiring the entire property however nothing has been signed. In addition to rewiring the entire property, the estimate includes a new timer with a 54 station decoder, all new valves, valve boxes and all cable. The intention would be to sign a monthly service contract with this company as well. Approximately 2/3 of the cost will be paid out of the operating budget with the balance coming from Reserves. After 40+ years, the system needs updating and the Association is in a position to do so without an assessment.

> ACC Report

- Glenn was not in attendance.

3. NEW BUSINESS

> Pool Pavers cleaning and sealing.

- It's been 4 years since the pool deck pavers were installed and are due for cleaning and resealing to protect our investment. Two bids were received to pressure clean the pavers, blow out the joints, replace with clean sand, level off and then seal with 2 coats of satin sealer. This will seal the pavers and stabilize the sand. Skip motioned to approve the proposal of \$4432.00 seconded by Dave, all accepted and approved. This will be paid out of Reserves.

> Safety Harbor Beautification Matching Grant

- The Board will get an estimate to replace the shrubs that are dying around the palm trees at the community entrance and apply for a Beautification Matching Grant with the City. Applications are due by October 14, 2024.

4. CALL FOR COMMUNITY COMMENT

- > Ray Welch asked if the new law allowing commercial vehicles also pertained to vehicles which are longer than our parking spots. The Board responded that it felt the law would not override our Bylaw saying they are not allowed. Ray suggested the Board contact the Association lawyer to confirm in the event situation occurs.

5. ADJOURNMENT

- > Tom moved to adjourn at 7:22. Skip seconded, all in favor and approved.

