

BAYTOWNE WEST HOMEOWNERS ASSOCIATION

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2025 JUNE BOARD MEETING - JUNE 24, 2025

Held at Pool at 6:30 PM

Tom Hamilton, President

Skip VanKleek, Vice President (not present)

Dave Swoboda, Treasurer

Susan Werner, Secretary (not present)

1) CALL TO ORDER - Tom Hamilton

> Tom called the meeting to order at 6:30 PM.

2) MONTHLY BUSINESS REPORTS

> May Meeting Minutes - Vivian Swoboda (acting secretary)

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

> Financials - Dave

- As of June 24, the Operating Account balance is \$48,756.00 and the Reserves balance is \$347,076.00.

- At the end of May, we are running close to budget. This includes monies expensed in May for Spring/pre-hurricane tree trimming against an annualized budgeted amount. As the year goes on, this works itself out so we're actually running under budget which is good.

- We have insurance renewals coming up in July and August. As mentioned last month, we have already been notified by our property insurance carrier that we will not be renewed for 2025-26. Finding commercial property insurance is still difficult in Florida.

- The irrigation line break we discussed at the May meeting has been repaired. The cost was paid for out of Reserves as it was an un-budgeted expense.

> Insurance - Dave

- As of today (6/24/25) we have only two homeowners who are out of compliance. One of them has been sent three reminders and he has failed to provide proof of insurance. Dave recommended we levy fines as spelled out in Association documents.

The other homeowner's insurance expired a few days ago and has been sent a First Notice.

We are 98% compliant

> Pool Report - Dave

- Plans to discuss and vote on some clarifications to the pool rules were tabled due to not having a sufficient number of board members in attendance for a vote.

> Irrigation - Tom/Dave

- The mainline break we had at the corner of Phillippe and Marshall has been repaired. Due to the amount of tree roots in that area and the depth of the line with the break, a decision was made to reroute that line to eliminate issues in the future with that original line. The thinking is that there was probably a leak in that line for awhile and it finally broke to the point that we noticed flooding in that area when the system ran.
- When we turned the system back on with better pressure, we experienced another major break along the back of the property on Wickford Street East so the system has been turned off. It is scheduled to be repaired later this week. After this is completed, the irrigation company we are currently working with will come out and do an assessment of our overall system in order to discuss the best path forward.
- We have not signed a contract for monthly service with this company at this point. Depending on the assessment of the system, we will spend funds to bring the problem areas to the point where this company can give us a contract for monthly service we can handle with our current budget for irrigation. Fortunately we've been getting a fair amount of rain so this is a good time to be working on the system.

> Architectural Control Committee - Glenn

- No new applications have been received.

3. NEW BUSINESS

> New Association accounting relationship - Dave

- As discussed at the May meeting, the Association was informed by Community Financials (**CF**) that we would need to change to a new accounting software program and change our banking relationship with Truist to Pacific Premier, a predominantly online bank with a few branches in California. Thereby, the Board was faced with three options:

- 1) Remain with **CF** and learn the new software, move our accounts to

- Pacific Premier and incur the cost of new coupon books;
- 2) Find a company similar to **CF** who uses the software we are familiar with and who has a relationship with Truist Bank;
 - 3) Explore hiring a management company and turning things over to them.
- Due to the time given by Community Financials to make a decision and no homeowners volunteering to help search for a management company, Dave reached out to the company who owns the software we currently use for online HOA/Condo accounting. As it turns out, they bought a company that integrates their offerings to the Homeowners/Condo association market. Dave had discussions with the owner of this company, Enumerate Financials (**EF**). The decision is to stay self-managed at this time and sign an agreement with **EF**. Once our data is moved from **CF** to **EF**, it will be seamless for the homeowners; those who mail in their monthly maintenance fee will be able to continue using their coupon books and those who pay by ACH will not need to change a thing. The changeover is scheduled for August 1st. A letter will be sent to homeowners prior to that date.

4. CALL FOR COMMUNITY COMMENT

- A homeowner asked if our bug spraying company sprayed for mosquitos. They do not. However, the County of Pinellas went through our property in late May to identify any areas where we had standing water that would be a breeding ground for mosquitos. They reported to the Board that none were found.
- The homeowner also asked if anything ever came of the committee of people who had volunteered at the 2023 Annual Meeting to review our 40 year old Bylaws. The Board member who said she would chair that committee resigned from the board after a few months and two homeowners who volunteered to serve on that committee have since moved from BTW.
- A resident asked if any thought has been given to power washing the sidewalks as one area under some trees has become slippery when wet. The Board had solicited a bid to power wash the sidewalks earlier this year. The bid was for only the main sidewalks and didn't include sidewalks leading up to front doors as those belong to the individual homeowner. The Board agreed to take it under advisement.

> ADJOURNMENT

- Dave moved to adjourn at 7:30 PM. Tom seconded, all in favor and approved.

