

BAYTOWNE WEST HOMEOWNERS ASSOCIATION

1355 WICKFORD STREET
SAFETY HARBOR, FL 34695

(727) 799-5040

hoa@baytownewest.com

www.baytownewest.com

2025 MAY BOARD MEETING - MAY 27, 2025

Held at Pool at 6:30 PM

Tom Hamilton, President (not present)

Skip VanKleek, Vice President

Dave Swoboda, Treasurer

Susan Werner, Secretary

1) CALL TO ORDER - Skip VanKleek

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

2) MONTHLY BUSINESS REPORTS

> March Meeting Minutes - Susan

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

>Financials - Dave

- As of May 27, the Operating Account balance is \$50,853.00 and the Reserves balance is \$341,340.00.
- The Association's Federal Income tax return prepared by our CPA was filed on April 8th. The Association had taxes due of \$870.00. due solely to the fact that the money held in our Reserves account earned \$4903.00 in interest in calendar year 2024.
- At the end of April, we are running under budget due mostly to monies budgeted for things which will occur as the year goes on. For example, the tree trimming budgeted shows a surplus but will swing to a deficit once we pay for the work that will be done in June.
- We did get a non-renewal letter for the Association's property insurance. This is the second year in a row that a carrier has dropped our coverage as they reduce exposure in a given area. Our insurance broker is looking for a different carrier to provide coverage.

> Proof of Insurance Compliance - Skip

- The lawyer is moving forward with filing a lawsuit against the homeowner

who has failed to provide proof of homeowner's insurance for a number of years.

- We currently have three homeowners who are not compliant. Two of those have insurance which expired recently. The other is a new homeowner who may not have been aware that proof of insurance is an Association requirement. Emails have been sent to all three.
- We are 97% compliant.

> Pool Report - Dave

- The permits for the pool and spa have been renewed with Pinellas County. Both permits specifically say 'NO NIGHT SWIMMING'. The decision to lock the pool every night at dusk and open it at 8 AM the following morning has helped to keep people out at night. The pool lights are on a sensor. When it's dark enough for the lights to come on, that is considered dusk and the gate will be locked. Thanks to Richie for helping lock it at night and Skip for opening it most mornings.
- Dave met with Triangle Pool's GM to talk about the reoccurrence of the staining in the spa. It's caused by a chemical reaction between the copper leached from the coils in the heater and the spa chemistry. It's not harmful, it's just not pleasant looking. They were able to eliminate the majority of the stains with a new product that didn't require draining the spa and etching the surface with muriatic acid.
- We still have a fair amount of people using the pool who don't live in the community or using the pool without the presence of the resident they are the guest of. Giving friends and family members who are not residents of the community keys so they can use the pool when the BTW resident is not with them is NOT permitted. This is NOT a municipal pool. Several suggestions were discussed to eliminate the copying and distribution of keys to non residents. Residents who observe non-residents driving into the community to use the pool have the right as an owner to question who they are - they are trespassing on private property.
- Also discussed were pool users - both residents and guests - drinking in the pool. Posted rules prohibit drinking in the pool. In addition, we still have people bringing glass bottles in the pool area. Residents have the right to point out the posted rules to someone observed not following the rules. If

glass breaks in the pool area and it needs to be drained and cleaned, the cost to do so will be charged to the homeowner (or their renter or guest) responsible.

> Irrigation - Dave

- The contract that Baytowne signed with a new irrigation company in February didn't work out as hoped. They performed the monthly maintenance in February and March, gave us three different dates they were coming in April, but never showed up. There were no responses to text messages sent to the company contact and phone calls weren't answered leaving us no choice but to end the relationship.

At this same time we found a major leak in the area at the corner of Marshall Phillippe which resulted in having to shut the entire system down until it could be repaired. Given the drought conditions we are currently in, it was not a good time to be looking for irrigation help. However, we reached out to a company we had talked with last June but didn't go with at the time for cost considerations. They were willing to come out to talk with us again.

Their first available time to come out was Friday, May 23 to look at the major line we have. It turned out to be a bigger issue than anticipated given the root system from the many trees in that area. They were able to cap off the line to that break so we've been able to run the system and water what zones we can. They are scheduled to return Friday, May 30.

After the line break is repaired, they will spend time assessing our system and then we'll discuss a path forward. As we've said numerous times, the system infrastructure is 40+ years old. We've come to the conclusion that we 'get what we pay for' when it comes to dealing with local irrigation companies and the Association is going to have to spend more to get a reputable company that does what they say they'll do.

> Architectural Control Committee

- Glenn reported that there have been only a few alteration applications lately.

Two were submitted for window replacements and approved.

He also reported that the Fining Committee was going to convene to review a homeowner's refusal to correct a rules violation.

3.) NEW BUSINESS

> Spring / pre-hurricane tree trimming is scheduled to begin the first week of

June, weather permitting. The Board contacted three firms: Danny's is scheduled out to mid- August; Boen's is scheduled 8 weeks out meaning mid-to late July. We chose to go with the bid from Andrew's Tree Service. We used them to do work late last year, their estimate was competitive and they had the earliest availability.

> Community Financials / Management Company

- Dave received a call late last week from our contact at Community Financials (our online accounting firm) to tell him that they were moving to a new software system. What this would involve would be learning a new program - different from the one we've been using for 5 years - and changing from working with Truist Bank to working with their banking partner, Premier Pacific Bank out of California with no local branches. This would involve 53 homeowners contacting their bank to change their automatic withdrawals and getting new coupon books for the remaining Homeowners who send a check to the Association lockbox in Orlando. At this point, it is not clear who'll pay for these books.
- A **preliminary** discussion was had with a competitor of Community Financials which uses the current software program Dave is familiar with and has API integration with Truist bank. This option would be preferable, should we stay self managed, assuming that cost and the transfer of homeowner and supplier data, etc. can be worked out satisfactorily.
- Dave's concern with staying self managed is that should he move, no one currently on the Board would be familiar with the financial information.
- This lead to a discussion about going from a self managed HOA to bringing on a management company. The Board has had only 4 members for over a year with basically one person doing the majority of the work. It's unfortunate that your volunteer HOA board continues to be on the receiving end of aggressive behavior and accusatory language, both in person and via emails, from certain individuals in the community [which incidentally occurred at this meeting]. Trying to enforce rules that homeowners agreed to when they bought in a deed restricted community has been met with inappropriate and, in some instances, threatening responses from some homeowners.
- The Board doesn't feel that choosing a management company, should we go this route, is a decision the Board members should have to make. The Association needs some homeowners to step up to both research, and possibly choose, a management company. Those interested in helping can

reach out to the Board in person or via email.

> CALL FOR COMMUNITY COMMENT

- Several homeowners thanked the Board for their efforts.
- Two homeowners voiced their concern with going to a management company based on conversations they have had with people who live in communities that have management companies and are frustrated with the situation.

> ADJOURNMENT

- Skip moved to adjourn at 7:46 PM. Dave seconded, all in favor and approved.

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