

BAYTOWNE WEST HOMEOWNERS ASSOCIATION

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2026 JULY BOARD MEETING - July 28, 2026

Held at Pool at 6:30 PM

Skip VanKleek, President

Tom Hamilton, Vice-President

Dave Swoboda, Treasurer

Susan Werner, Secretary

1) CALL TO ORDER - Skip VanKleek

- Skip called the meeting to order at 6:30 PM.
- Skip announced the resignation of Patsy Roy. A Board position is now open. Any homeowner interested in volunteering for the position can email the Board.

2) MONTHLY BUSINESS REPORTS

> May Minutes (no June meeting) - Susan

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

> Financials - Dave

- Our Federal Tax form was completed and filed by Affinity CPA. No taxes due.
- As of 7/28/2026, the Operating Account balance is \$41,836.00 The Reserves Account balance is \$367,223.00. The balance includes a \$300,00.00 5-month CD maturing September 17, 2026. Year-to-date interest on Reserves is \$2047.00
- At the year midpoint, June 30th, we are running less than 1% under budget.
 - We are running below budget on electricity since the irrigation system is **only** being run one night a week.
 - Irrigation is over budget. The first two MSI monthly visit costs were high due to going through our property repairing broken heads and rotors. A few line breaks were identified and repaired. Invoices for the last two visits were under budget.

> Proof of Insurance Compliance - Skip

- Two homeowners currently have expired policies. Reminders have been sent. We are 98% compliant excluding the two long term non-compliant

homeowners.

> Pool Report - Dave

- As reported in May, we needed to replace our seven year old spa heater. We also we had to replace the spa blower which was also 7 years old. The new blower cost \$602.95. This was paid out of Reserves.

> Irrigation - Tom / Dave

- MSI has completed 5 scheduled monthly run-throughs of the irrigation system. We are currently only watering one night a week per Pinellas County restrictions.
- We received a letter from Bugmaster, our fertilizer company, that they have “joined forces” with Purcor Pest Solutions. It is unknown how this will affect costs next year.

3) ACC REPORT - Glenn Fish

- Glenn was not present.

4) NEW BUSINESS - Dave

- Insurance renewals have been received. Renewal for property insurance with the same company and same coverage came in considerably lower. Our broker said they are seeing lower rates in the commercial market. The renewal for liability insurance was up 22%. Last year it was up 37%. Agent was called to reach out to the carrier for explanation. Agent will explore other options.
- The Board received emails regarding a sign in the front yard of a unit. Owner was notified and the sign(s) were moved to an inside window. The Board talked about HOA rules prohibiting signs within a unit.

5) CALL FOR COMMUNITY COMMENT

- A homeowner asked if the irrigation drip lines along the bushes on Marshall Street west of the entrance were working. Board said they would confirm so that when it can be watered regularly, the areas can be addressed where dead shrubs were removed. Discussion was about planting shrubs in the empty areas as opposed to removing the remaining shrubs and replanting the entire row.

6.) Adjournment

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

