

ANNUAL MEMBERSHIP MEETING

February 2, 2006

Minutes

The Members of Baytowne Homeowners Association, Inc. met on February 2, 2006 at 7:00 P.M. at the Jonathan's Landing Golf Club clubhouse.

Call to order: The meeting was called to order at 7:00 p.m. by Ray Zager, President of the Association. All members in attendance were welcomed and thanked for attending.

A quorum was determined. There were 41 owners represented either by proxy or in person.

President's Report: Ray Zager reviewed the past year's accomplishments: New entry sign, new entry lights, new pool house roof, new lights under fascia at pool house, new copper gutters on pool house, new pool house signs and fans, 2 new tables, umbrellas and 8 new chairs at pool, new electric irrigation system, all common walls painted, concrete roadway pressure washed and a complete walk thru of the community by the Board and management was accomplished with letters sent and 99% of owners have complied or work is in progress, and all hurricane damage was repaired.

Projects under consideration are: retiling and remarketing the pool, mailbox alternatives with lights, replacing a couple of island light poles with larger ones and larger light fixtures on the exterior wall of the pool. Also, Scott's Greenery will be giving the Board a landscape refurbishment plan for the islands in the spring of 2006.

Financial Report: Nadine Inglis reported the Association finished the year with over \$80,000 in Reserves, \$5,000 in Capital Contributions and \$5,000 profit for a total of over \$10,000 in Equity. Baytowne was also able to absorb over \$3,000 in their operating budget without showing a loss. All in all the Association is financially sound and does have \$60,000 of their Reserves in a CD.

New Business: Ray Zager mentioned the only new business was someone left a cooler at the pool pizza party and it remains unclaimed.

Road Discussion Presentation: Ralph Lobdell presented a power point presentation of alternative roadway materials. He stated his presentation is non-biased and the complete power point presentation is attached and made part of these minutes. Ralph Lobdell was applauded by all members present for his hard work in reseaching and putting together a professional and well informative presentation.

Guest Speaker - John Wagner - Director of Security for Jonathan's Landing: John Wagner thanked everyone for their contributions to the Holiday Fund. He briefly discussed Security's present priorities: Traffic and Home Security. Mr. Wagner was thanked for his attendance and his expertise and hard work was acknowledged.

Appointment of Inspectors of Election: Ray Zager appointed Judi Kaltz and Lois Scranton as Inspectors of Elections to collect and count election ballots.

Introduction of Candidates for Election: The Candidates for the 2006 Board of Directors were introduced: Bernard Campbell, H. George Schweitzer, Stacey A. Stack, Betty L. Tator and Ray Zager. The floor was opened to further nominations. No nominations were made and a motion was made, seconded and carried to close the nominations.



Election results - The Inspectors of Election provided the tallied results to the Chairman; the members elected for two year terms: **Bernard Campbell, Stacey Stack and Ray Zager**. The Board of Directors will hold an Organizational Meeting upon the adjournment of the Annual Meeting. Those directors whose terms had expired - Mike Miner and Marty Stack - were recognized and thanked for their service to the Community.

Open Discussion: Members present requested more communication. It was noted that Maureen Schweitzer had volunteered to write a quarterly Newsletter - The Baytowne Banner. The membership also asked that the Board consider mailing minutes of the Board of Directors Meeting to all owners.

Members discussed the petition presented to the Board with 26 signatures which represents a majority of the community. The petition requested a vote to limit the authority of the Board to spend more than \$20,000 on any one Capital Project, emergency situations excluded. Nadine Inglis reported the attorney was preparing the amendment and it would be sent to all the members for vote at a duly called meeting.

There being no further business to come before the membership, the meeting was **adjourned** at 8:15 p.m.

Respectfully Submitted,

Nadine Inglis
Bristol Management Services, Inc.