



Board Of Directors Meeting Minutes August 10, 2006

The Board of Directors of Baytowne Homeowners Association, Inc. met on August 10, 2006 at Bristol Management's Office. Directors present were: Ray Zager, President; Jean Grebinar, Vice President; Stacey Stack, Secretary and Bernard Campbell, Director. Nadine Inglis was present representing *Bristol Management Services, Inc.* and Christine Di Renzo to record minutes.

Call to Order: The meeting was called to order at 4:00 p.m. by Mr. Zager, who noted that a quorum was present, and that proper notice of the meeting had been previously posted.

Minutes: The minutes of the July 6, 2006 Board of Director's meeting were reviewed. Mr. Campbell made a motion to waive the reading of the minutes and approve the minutes with a correction. Motion seconded and carried to approve the minutes as presented.

Financials: Nadine Inglis gave an overview of the June 2006 financials. The financials were approved as presented.

Unfinished Business:

Landscape - A landscape plan for street tree replacement was submitted by Angela Biagi Landscape Design. Bernie Campbell made a motion to accept the specifications for the street trees and send the specifications out for bid to accept the lowest bid that comes in and have the work completed. Second by Ray Zager and carried unanimously.

The landscape bids submitted by Sago Landscape and A Special Touch were reviewed. Bernie Campbell made a motion to accept the bid from A Special Touch and have them install the landscape material for common area "A" only when the funding is available, most probably in October. Second by Stacey Stack and carried unanimously.

Mailboxes - The Board of Directors discussed the idea of painting the mailboxes black or purchasing new mailboxes. The Board was not able to come to a decision therefore the issue is tabled until further notice.

New Business:

Roadway Paving - The Board had requested that Nadine Inglis look into the possibility of paving with asphalt over crushed concrete, and obtain a proposal. Nadine Inglis reported she received a bid from Ranger Construction for \$76,557.00 for the asphalt only and did not include the crushing of the contract or sealing the expansion joints. She then contacted Hardrives, Rinker and Community Concrete and they all said they would not recommend that procedure because of the movement of concrete which would cause the road to crack. Further discussion was tabled.

Pool Area - Bernie made a motion that No electric Holiday lights on the pool deck or above the pool deck be allowed in the future because of the liability. Holiday lights at the pool area must be outside of pool wall. Motion seconded, carried and approved.

With no further business before the Board, the meeting adjourned at 4:50 p.m.

Respectfully Submitted,

Christine Di Renzo
Bristol Management Services, Inc.
For and on Behalf of the Board of Directors

