



Board Of Directors Meeting Minutes

March 9, 2006

The Board of Directors of Baytowne Homeowners Association, Inc. met on March 9, 2006 in the offices of Bristol Management. Directors present were: Ray Zager, President; Stacey Stack, Norman Hill, Jean Grebinar and Bernie Campbell. Nadine Inglis was present representing *Bristol Management Services, Inc.*

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: A motion was made, seconded and carried that the minutes of the January 12, 2006 Board of Directors meeting, minutes of the February 2, 2006 Annual and Organizational Meeting be approved as presented.

Pool Contractor Presentation: Mark Shirey, Vice President of Clear Pools presented his proposal to retile and remarcite the Baytowne Pool. Blue Finn and Tropical Pools did not show up for their presentation and R.G. Keyser called and was unable to attend because he was in the middle of an electric heat pump installation and would submit his proposal for consideration at a later date.

Financials: The January financial statement was reviewed. Financials were approved as presented.

Open Forum: Richard Ferlin addressed the Board on his concerns over the definitions and delineation of "Pier Head Limits" and "Pier Head Easements" per JL P.O.A. and D.C.B. Mr. Ferlin is working with his attorney and the P.O.A.'s attorney to reach an agreement.

Jay Carpenter addressed the Board with his concern over drainage on the golf course side of Baytowne. Mr. Carpenter has contacted the J. L. Golf Course and offered financial aid in correcting the drainage problem on the back side of the Baytowne homes along the golf course where the Golf Course is draining onto Baytowne property. The Golf Course has denied his help on three (3) different occasions.

Norman Hill, Baytowne Treasurer, suggested the Board relook into the offer from the Golf Course to accept the Golf Course property outside the out of bounds markers. No decision was made at this meeting.

Manager's Report: Nadine Inglis presented the Manager's Report.

Committee Reports:

Architectural Review - The Board reviewed the request from 17156 to extend their dock. The request is tabled until further clarification of "Pier Head Limits" and "Pier Head Easements" is received.

The Board reviewed the request from 17016 to install a boat lift, etc. to the existing dock. The Board will physically visit the site to determine approval or disapproval.

Unfinished Business:



Replacement of Trees Removed - Nadine Inglis will meet with a couple of landscapers and get ideas for replacement of the Oak Trees recently removed and present to the Board for their approval.

Re-tile/Re-Marcite Pool - The Board tabled a decision at this time.

Landscape Refurbishment - Nadine Inglis will meet with a couple of landscapers and have them develop a landscape refurbishment plan for the islands to be presented to the Board for their review, discussion, and approval.

Other Unfinished Business - None.

New Business:

Reserves - The Board received a letter from Ralph Lobdell, Past President of Baytowne, advising them of past policies of Baytowne regarding the Reserves. Based on the information from Mr. Lobdell, Bernie Campbell made a motion to transfer \$9,000 from the General Reserves to the Emergency Reserves to increase them to \$25,000 and to change the name of Capital Reserves to Capital Road Reserves and designate this account only for the Roads. Jean Grebinar seconded the motion which carried unanimously.

Amendment - The Board approved the amendment drafted by the attorney limiting the authority of the Board of Directors to spend more than \$20,000 on any one Capital Project, emergencies excluded. The amendment will be sent to all owners to vote on and the votes will be tallied at the April Board of Directors meeting.

Communications/Baytowne Banner - The Board asked that a request for volunteers be sent out to all owners to submit copy for a quarterly newsletter and to organize community activities, i.e. Village Golf Tournament, pool parties, etc.

With no further business before the Board, the meeting adjourned at 5:45 p.m.

Respectfully Submitted,

Nadine Inglis

For and on Behalf of the Board of Directors