



Board Of Directors Meeting Minutes October 12, 2006

The Board of Directors of Baytowne Homeowners Association, Inc. met on October 12, 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 August 10, 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 August 2006 financials. The financials were approved as presented.

Budget: Nadine Inglis gave an analysis of the Association's operations from 1997 through 2007 showing the reserves have increased every year. There is a projected increase due to the landscape project. Nadine Inglis proposed a budget which would increase the quarterly assessments to \$800.00. Bernie Campbell proposed a budget which would keep the assessment fee the same at \$750.00. Bernie Campbell made a motion to accept his proposed budget, Motion second by Stacey Stack and carried to adopt the 2007 budget. Budget attached.

Unfinished Business:

Landscape - The design and control board approved the Section A of the landscape plan. The entry island will be relandsaped this month.

Mailboxes - The design and control board approved the request to paint all the mailboxes black. 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. Bernie Campbell made a motion to experiment with his mailbox and take the light out to see what it would look like. Motion second by Jean Grebinar and carried.

Street Lighting - There was discussion on having the street lights reinstalled at every other home, the wiring is still available. Bernie Campbell made a motion to get an electrician to locate the street light lines and locations for the light posts, bid not to exceed \$500.00. Motion second by Jean Grebinar and carried.

Roadway Paving - The board discussed the possibility of paving the roadways. Bernie Campbell made a motion to start a committee to research the asphalt roadway project. Second by Jean Grebinar and motion carried.

New Business:

Water Increase - Nadine Inglis reported the Town of Jupiter has increased the water rates; for usage over 14,000 gallons the rate has increased from \$1.32 to \$2.25. Also because Baytowne is located in unincorporated Palm Beach County there is a 25% surcharge.

With no further business before the Board, the meeting adjourned at 5:00 p.m.

Respectfully Submitted,

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

