



Board Of Directors Meeting Minutes

July 06, 2006

The Board of Directors of Baytowne Homeowners Association, Inc. met on July 06, 2006 at Bristol Management Office. Directors present were: Ray Zager, President; Jean Grebinar, Vice President; 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.

Geo-Thermal Heater: A presentation was given by David King from Symboint Services of the Geo-Thermal Heating/Cooling System. Mr. Campbell made a motion to accept the proposal as presented for \$19,795.00. Motion second and carried to approve the Geo-Thermal Heating/Cooling System for the pool. Mr. Campbell made a motion to also accept the \$800.00 cooling package. Jean Grebinar, second the motion, motion carried to accept the cooling package.

Minutes: The minutes of the May 11, 2006 Board of Director's meeting were reviewed. Mr. Campbell made a motion to waive the reading of the minutes and approve the minutes as presented. Motion seconded and carried to approve the minutes as presented.

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

Open Forum: It was mentioned that the electrical switches at the entrance for the Holiday lights should be looked at for possible repairs prior to the upcoming holiday season.

Committee Reports:

Architectural Review - The Board reviewed the request submitted for decorative shutters on the exterior of the home at 17106 Bay Street. Mr. Campbell made a motion to approve the request, second by Mr. Zager, motion carried.

The Board reviewed the landscape request submitted by Mr. Carpenter for 17076 Bay Street (Lot #7). Mr. Campbell made a motion to accept the proposed landscape plan, motion second by Mr. Zager, motion carried.

Unfinished Business:

Coleur & Hearing Angela Biagi Landscape Design presented a landscape plan to remove and replace the existing landscape material located within the three center islands within the community. The Board approved the specifications. The landscape specs will be sent to landscape companies for bid.

Pool Lights - The Board approved the rewiring for a new light in the pool for \$550.00 to be performed by R.G. Keyser Inc.

Mailbox lights & Sensors - The Board approved Bill Gilbert Electric to install sensors with timers on all mailbox and pool area lights.

New Business:



Roadway Paving - The Board requested that Nadine Inglis look into the possibility of paving with asphalt over crushed concrete, and obtain a proposal. The Board also reviewed the proposal from Tart's Artistic Concrete to repair the concrete roadway for \$59,444.00

Reduction in Landscape Contract - Nadine Inglis reported Sago Landscape will reduce their monthly contract from \$4,356.25 to \$4,085.00 due to the increased size of the new homes resulting in less landscaped areas to be maintained. This is a \$3,255.00 annual savings for the Association.

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