



Board Of Directors Meeting Minutes

May 10, 2007

The Board of Directors of Baytowne Homeowners Association, Inc. met on May 10, 2007 at Bristol Management's Office. Directors present were: Ray Zager, Jean Grebinar, John Canning, Stacey Stack and Bernard 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 President, Jean Grebinar, who noted that a quorum was present, and that proper notice of the meeting had been previously posted.

Minutes: The minutes of the April 9, 2007 Board of Director's meeting were reviewed. Bernie Campbell made a motion to approve the minutes. Stacey Stack seconded the motion which was approved unanimously.

Open Forum: Members present were allowed to address the Board of Directors with concerns.

Financials: Nadine Inglis gave an overview of the April 2007 financials. The financials were approved as presented.

Design Control Approvals: The request from 17056 Bay Street to construct a 60 foot dock was denied because the pier head limit behind that property is only 15 feet and must be parallel to the property not perpendicular. Jay Carpenter submitted plans for the tear down and rebuild of 17174 Bay Street. After much discussion, Bernie Campbell made a motion to approve the plans as presented subject to the upstairs laundry window being frosted. Jean Grebinar seconded the motion which was approved unanimously.

Unfinished Business:

Roadway - Jay Carpenter volunteered his time and his office to work with a committee of homeowners with the purpose to put together a package for distribution to the Baytowne owners which will include hard bids, financing, etc. and will result in informational meetings and a final vote to install pavers at the February 2008 Annual Meeting. Jean Grebinar will work on forming a committee of seven to work on the roadway/paver project.

Pool Island Landscaping - Nadine Inglis presented a proposal from Special Touch Landscaping. The Board asked that Sago Landscape be asked again to bid on the plans for relandscaping the pool island. The Board approved contracting with the lowest bidder and to have the project completed as soon as possible assuming the rainy season is just around the corner. And although there are water restrictions, new plant material may be watered every day for 30 days.

Holiday Light Bids - Nadine Inglis reported no bids have been received to date.....still waiting.

Other Unfinished Business - Jean Grebinar will contact the Town of Jupiter about the area in the roadway between 17175 and 17187 that was previously cut out due to a water line repair and the roadway patched. It now appears to be leaking again and is sinking. It was also noted that the chimney at 17125 still had tape on it and the wall on the side of 17165 still needed to be painted. The Board approved restrapping the pool furniture for \$500.00 and changing strap colors to blue.

New Business:

Long Range Planning Committee Report - John E. Canning reported the committee had their first meeting and consisted of Dennis Hanley, Doris Kaiser, Diana Lobdell, Donna Stack and Terry Verness. The minutes from the meeting were presented to the Board and will be kept on file.

With no further business before the Board, the meeting adjourned at 5:15 p.m.

Respectfully Submitted,

Nadine Inglis, Bristol Management Services, Inc.