

## Board Of Directors Meeting Minutes

April 9, 2007

The Board of Directors of Baytowne Homeowners Association, Inc. met on April 9, 2007 at Bristol Management's Office. Directors present were: Ray Zager, Jean Grebinar, John Canning 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 March 1, 2007 Board of Director's meeting were reviewed and approved as presented.

**Open Forum:** Mary Malooley thanked Ray Zager for replacing the sign with the rock. Jay Carpenter presented a suggested informational letter that could be distributed to the Baytowne owners to explain the roadway alternatives, costs and payment method for a roadway project. The Board reviewed, read and discussed the suggested informational letter and will discuss further later in the meeting.

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

**Design Control Approvals:** The request from 17145 Bay Street to repair their driveway and paint it the same color white was approved. The requests from 17156 and 17146 to relandscape their front areas outside the wall was approved.

### **Unfinished Business:**

*Mailboxes* - No further bids were received to repair the mailboxes.

*Roadway Survey* - The Board reviewed the results of the Roadway Survey. The majority of the owners that responded (46 out of 51 owners) either wanted to repair the roads or install pavers. After much discussion, Jean Grebinar made a motion suggest pavers as an alternative roadway option, to put together an informational package and send to all owners in August, have an informational meeting in October and invite engineer Tim Messler to answer questions, to obtain financing quotes for 20 years and put the paver project out to vote in early January. Ray Zager and John Canning seconded the motion which carried. Bernard Campbell voted against the motion.

The Board approved installing a Rubellini in front of 17075 where a tree had previously been removed.

*Pool Island Landscaping* - Nadine Inglis presented some changes to the original landscape proposal which would keep the large Traveler's Palm on the north side of the pool house and install two (2) smaller palms instead of two (2) larger palms in that area. There was some objection because it was not part of the original landscape architect's proposal. Jean Grebinar will call the landscape architect to get her opinion. The decision was tabled.

### **New Business:**

*Street Lights* - Nadine Inglis presented a proposal from Bill Gilbert Electric to install yard light posts either in each yard or every three (3) or four (4) yards. This was proposed with the possibility of changing mailboxes to non-lighted boxes. No decision was made.

*Rental/Resale Application & Fee Amendment* - Jean Grebinar suggested an amendment to require applications for rentals and resales to also include an application fee. Mary Malooley stated the Baytowne documents already state rentals and resales must be reported to the association. Therefore, the Board didn't feel it was necessary to have an application process.

*Post Minutes on Website* - Bernard Campbell made a motion to post the Board Meeting minutes on the website for \$10 per page. Jean Grebinar seconded the motion which carried unanimously.

*Holiday Light Bids* - Holiday Lighting companies have visited the property and are in the process of submitting bids. Passage Island also wants Holiday Lights so a combined effort will hopefully reduce the costs to both properties.

*Irrigation* - Bernard Campbell asked that Sago adjust the timers for the water restrictions. Nadine Inglis reported this has been done.

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

Respectfully Submitted,

Nadine Inglis, Bristol Management Services, Inc.