

## Board Of Directors Meeting Minutes

December 13, 2007

The Board of Directors of Baytowne Homeowners Association, Inc. met on December 13, 2007 at Bristol Management's Office. Directors present were: Jean Grebinar, John Canning, Bernard Campbell, and Stacey Stack. Nadine Inglis and Christine Di Renzo were 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 November 8, 2007 Board of Director's meeting were reviewed and the Special Board of Directors meeting November 29, 2007. Bernie Campbell made a motion to accept the minutes as amended. Stacey Stack seconded the motion. Motion was approved unanimously.

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

**Financials:** John E. Canning gave an overview of the November 2007 financials. The financials were approved as presented. Bernie Campbell made a motion to always move the reserve interest into the general reserves on a monthly basis. Motion seconded by Jean Grebinar. Motion was approved unanimously.

### **Committee Reports:**

**Design Control** - The Board reviewed an application submitted by 17126 Bay Street to install two additional dock pilings. Bernie Campbell made a motion to accept the proposed application as long as the pilings are within the allowed footage. Motion seconded by Jean Grebinar. Motion was approved unanimously.

### **Unfinished Business**

**Proposed 2008 Budget** - The Board discussed the fourth draft of the proposed 2008 budget. Bernie Campbell made a motion to approve the 2008 budget. Motion seconded by John Canning. Motion was approved. Jean Grebinar opposed the motion. Motion passed 3 to 1.

**Pest Control** - The Board discussed the reasoning for the annual pest control service for the community. John Canning made a motion to vote on an amendment change to discontinue the pest control service. Bernie Campbell opposed the motion.

**Governing Documents** - Nadine Inglis provided a price from Gary Fields for \$1,000.00 to renew the Documents for the 30 year period.

### **New Business:**

**First Annual Meeting Notice** - Christine Di Renzo provided a draft of the Annual Meeting Notice for approval to be mailed out to the membership. The Board reviewed the notice and approved for mailing. The first Annual Meeting Notice will be mailed out on December 14<sup>th</sup>.

**Fedon Petrides Correspondence** - Bernie Campbell submitted a copy of a letter written by Fedon Petrides regarding the roadway to be made official record of the Association.

With no further business before the Board, the meeting adjourned at 5:20p.m.

Respectfully Submitted,

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