

Board Of Directors Meeting Minutes

June 14, 2007

The Board of Directors of Baytowne Homeowners Association, Inc. met on June 14, 2007 at Bristol Management's Office. Directors present were: Ray Zager, Jean Grebinar, John Canning, and Bernard Campbell. 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 May 10, 2007 Board of Director's meeting were reviewed. Bernie Campbell made a motion to approve the minutes as written. Ray Zager 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 May 2007 financials. The financials were approved as presented.

Committee Reports:

Design Control - The request from 17056 Bay Street to construct a 60 foot dock which had previously been denied was presented again for reconsideration of the pier head length. Bernie Campbell made a motion to approve the plans as long as the dock does not exceed the existing easement line and not to exceed 60 feet and subject to J.L. Design Control approval. Jean Grebinar seconded the motion which was approved unanimously. Bernie Campbell made a motion to mail a letter to owners who keep boats within Baytowne requesting a copy of their vessel liability insurance and hurricane plan. John Canning seconded the motion which was approved unanimously.

Roadway Committee (roadway/paver project) - Jean Grebinar reported there has been two committee meetings; during the meetings the committee has gathered information such as measuring the roadway and looking at the existing curbing. Jay Carpenter will take the information collected and produce specifications to go out for bid. A letter will be sent out to the membership in August and bring this to a vote at the February Membership meeting in 2008. Ray Zager expressed concern that the core samples taken for the feasibility study were not taken deep enough to have an accurate reading of the roadway's foundation.

Unfinished Business

Parking in the driveway overnight - There have been concerns of vehicles being parked within the driveway overnight on a regular basis. The Board discussed the issue. No action to be taken.

Holiday Light Bid - Christine Di Renzo presented a proposal from Holiday Luminations to install holiday lights on the trunks of the eight royal palm trees located within the first island. Bernie Campbell made a motion to accept the holiday lighting proposal in the amount of \$1,491.00. John Canning seconded the motion which was approved unanimously.

New Business:

Long Range Planning Committee Report - John E. Canning reported the committee has compiled a list of items of they are working on. A letter submitted by Ralph Lobdell was reviewed by the Board. It contained a list of issues concerning construction of new homes. The Board requested the list be narrowed down to a few items before submitted to the Association's attorney for advice. The LRP committee minutes from the meeting were presented to the Board and will be kept on file.

Pool Area - Bernie Campbell made a motion to have the old pool furniture (2 round tables and matching chairs and Christmas decor) removed from the property by Sago Landscape. Motion approved unanimously.

With no further business before the Board, the meeting adjourned at 5:30 p.m.

Respectfully Submitted,

Christine Di Renzo, LCAM Bristol Management Services, Inc.