



Board Of Directors Meeting Minutes

March 1, 2007

The Board of Directors of Baytowne Homeowners Association, Inc. met on March 1, 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.*

Election of Officers: Bernard Campbell made a motion to elect the following officers: Jean Grebinar - President, Ray Zager - Vice President, Stacey Stack - Secretary, and John Canning - Treasurer. Ray Zager seconded the motion which was carried unanimously.

Call to Order: The meeting was called to order at 4:00 p.m. by the newly elected 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 January 11, 2007 Board of Director's meeting were reviewed and approved as presented.

Open Forum: Mary Malooley stated that because it is not in Baytowne's Documents to charge \$100 fee and have an notification process for rentals and resales, the process should be discontinued. Bernard Campbell made a motion to discontinue the rental and resales notification process and \$100 fee. Stacey Stack seconded the motion which passed unanimously.

Financials: Nadine Inglis gave an overview of the January 2007 financials. It was noted that the CD which comes due in April 2007 will have to be converted into liquid cash to pay for the upcoming pool projects. The financials were approved as presented.

Unfinished Business:

Pool Project - The Board reviewed the revised bid from R.G. Keyser Pools to retile and remarcite the swimming pool, and the bids to paint the pool deck, pool house exterior and interior, gates, wall and sidewalks where cut due to installation of pool geo thermal heater. Also, the Board discussed finishing the landscaping on the pool island. Bernard Campbell made a motion to approve the following bids: Pool Retile & Remarcite and new in-pool light for a total \$17,250; Mike Nee's bid to do all the painting for \$3,725; and to refill the pool with water - cost unknown; and complete the pool island landscaping for an approximate cost of \$10,000. Funds for these projects will be taken from the Emergency Fund and also from the General Reserve Fund. John Canning seconded the motion which carried 4 to 1. Nadine Inglis reported the pool project will begin April 16th and will be closed for over 2 weeks. She will check with other JL communities if Baytowne will be able to use their pool facility while theirs is under construction.

Mailboxes/Lights - Nadine Inglis reported she is still waiting for additional bids to repair the existing mailboxes. Board members discussed new mailboxes and lights. Nadine Inglis will check on the installation of street lights and what is the requirements of how many and placement of lights. It was noted there was no money in the budget for new mailboxes and lights and a special assessment would have to be voted on to complete this project.

Sign Footing and Deco-Drain Repair Bids - Bernie Campbell made a motion to accept the bid to dig out and repour a footing for the entry sign by Tart's Concrete for \$500 and a bid to redo the Deco-Drain at the pool while the pool project is in process for a cost of \$2,280. John Canning seconded the motion which carried unanimously.

New Business:

Roadway Survey - Nadine Inglis presented the Survey she prepared. Bernard Campbell also presented a survey which was approved to be sent to all owners after discussion by the Board members.

Other New Business - The Board requested a letter be sent to 17056 Bay Street regarding their dock being in need of repair. It is not only dangerous but very unsightly. The Board also requested a letter be sent to 17145 Bay Street requesting the owner to repair the driveway now that the tree has been removed and new palm trees installed. Bernard Campbell reported there were incandescent lights at the pool instead of fluorescents.....Nadine Inglis will check and correct. Bernard Campbell asked Nadine Inglis to obtain quotes from a few different contractors to install white Holiday Lights on all the Islands and using the contractors lights.

With no further business before the Board, the meeting adjourned at 5:00 p.m.

Respectfully Submitted,
Nadine Inglis, Bristol Management Services, Inc.