

Board Of Directors Meeting Minutes October 11, 2007

The Board of Directors of Baytowne Homeowners Association, Inc. met on October 11, 2007 at Bristol Management's Office. Directors present were: Ray Zager, 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 September 20, 2007 Board of Director's meeting were reviewed. It was noted the minutes should reflect Dennis Hanley addressed the paint issue not Mary Malooley. Bernie Campbell made a motion to accept the minutes as amended. Stacey Stack seconded the motion which was approved unanimously.

Open Forum: Members present were allowed to address the Board of Directors with concerns. A homeowner requested for the Mahogany trees to be trimmed next year. A homeowner expressed interest in providing options of material for the Roadway Project. A homeowner mentioned there was a truck parked in a driveway over the weekend.

Financials: John E. Canning gave an overview of the September 2007 financials. The financials were approved as presented.

Committee Reports:

Roadway Committee (roadway/paver project) - Jean Grebinar reported the committee prepared an informational package which was mailed to the membership regarding the Roadway Project. Informational meetings will be held at the Marina.

Design Control - There were no DCB applications to review.

Unfinished Business

Proposed 2008 Budget - Bernie Campbell made a motion to bring down the quarterly assessment amount from \$750.00 to \$650.00 for the year 2008. Motion seconded by Ray Zager and John Canning. Motion passed. Bernie Campbell made a motion to accept the budget he prepared. Motion seconded by John Canning and Ray Zager. Motion passed.

New Business:

Golf Course Drainage - Jean Grebinar explained there was an area located behind the townhomes on the golf course side of the community which had become overgrown. The golf course was contacted and the problem was addressed by golf course maintenance.

Sago Irrigation/Landscape - Jean Grebinar explained the conditions of the sod behind her home as well as other areas throughout the community were replaced due to a fungus problem. Charlie from Sago Landscape was present to address any questions or concerns within the community.

Vendor Bids - Bernie Campbell made a motion to bid out all the vendor contracts for Baytowne. It was requested Bristol Management obtain bids for landscape, insurance and janitorial services. Bernie Campbell will obtain bids for the Management Company.

Pool Area - Christine Di Renzo provided the Board with an estimated cost in the amount of \$650.00 for the equipment and if they will have to run a line beneath the roadway to connect to JL Cable it may cost an additional \$1,000.00. The Board tabled the discussion of the "Panic" button at the pool area which would alert JL Security in case of an emergency until there is a decision on the roadway project because there may be savings if the roadway is already removed when they install the cable line.

Annual Meeting - The Annual Meeting date is tentatively set for Tuesday February 12, 2008 at 5:30p.m. at the Marina Club.

Property Inspection - The annual property inspection with the Board and Management Company is scheduled for October 23rd at 8:00a.m.

With no further business before the Board, the meeting adjourned at 5:35p.m.

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