

Board Of Directors Meeting Minutes

January 10, 2008

The Board of Directors of Baytowne Homeowners Association, Inc. met on January 10, 2008 at the JL Marina, Aft Deck. Directors present were: Jean Grebinar, John Canning, Bernard Campbell, Ray Zager 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 December 13, 2007 Board of Director's meeting were reviewed. Bernie Campbell made a motion to accept the minutes as written. 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 December 2007 financials (draft only provided). The financials were approved as presented.

Committee Reports:

Design Control - The Board reviewed three applications including exterior architectural and floor plans submitted by Jay Carpenter to tear down and rebuild three units within Baytowne (Lot 21, Lot 22, and Lot 23). It was noted there will be a five (5) foot easement along the rear of the lots to allow access. Bernie Campbell made a motion to accept the three proposed applications. Motion seconded by Stacey Stack and Ray Zager. Motion was approved unanimously.

Unfinished Business

Golf Course Maintenance - President, Jean Grebinar reported the swale on the golf course behind the townhome units between 17125 Bay Street and 17155 Bay Street is still in unsatisfactory condition. Specifically, the water is not draining properly away from the swale. The Board has instructed Christine Di Renzo to draft a letter to the Golf Course Superintendant from the Board regarding the issue.

Pest Control - John Canning reported on a proposal he received from Highland Pest Control for the Annual interior treatment. Bernie Campbell made a motion to keep the Pest Control in the Association's budget. Motion seconded by Jean Grebinar and Stacey Stack. Motion passed.

New Business:

Barking Dog Nuisance - President, Jean Grebinar reported several complaints from neighbors regarding the nuisance of barking dogs within the community. The Board discussed the issue and agreed to send out a blanket letter to all the homeowners, and if there is a particular unit which becomes an issue they will be addressed on an individual basis.

Board Vote on Road Pavers - Ray Zager made a motion to provide a recommendation from the Board against the roadway pavers and send out correspondence written by Ralph Lobdell. Motion seconded by John Canning. Motion failed.

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

Respectfully Submitted,

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