

Board Of Directors Meeting Minutes October 16, 2008

The Board of Directors of Baytowne Homeowners Association, Inc. met on October 16, 2008 at the office of Bristol Management. Directors present were: Ray Zager, Mike Cembura, Jean Grebinar, Bob Prout, and John Canning. 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, Ray Zager, who noted that a quorum was present, and that proper notice of the meeting had been previously posted.

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

Minutes: The minutes of the September 11th Board of Director's meeting were reviewed. John Canning made a motion to accept the minutes of the September 11th meeting with corrections. Bob Prout seconded the motion. The September meeting minutes were approved.

Financials: Mike Cembura reviewed the September 2008 financials and reported the Association has total operating assets in the amount of \$36,839.00 and reserve assets in the amount of \$43,761.12 therefore total assets in the amount of \$80,600.12. Currently there is one delinquent account which has been sent to the attorney for collection. The financial report was approved as presented. Jean Grebinar requested for Christine Di Renzo to shop CD rates with other banks to see if they can obtain a higher interest rate.

Committee Reports:

Design Control - No applications to discuss.

Unfinished Business

Drainage Repairs - Ray Zager noted that the JLPOA has issued a response to the Baytowne Association regarding the responsibility of the drainage. Tony LasCasas is researching the plats for JLPOA and Baytowne; when he has provided the Association with additional information Ray Zager will meet with the JLPOA.

Street Lights & Mailboxes - Jay Carpenter presented the locations and maintenance costs for the FPL street lights. Jay Carpenter mentioned his findings are based on adequate electric provided on the islands. Discussion has been postponed until the November Board meeting to allow the Board the opportunity to look at the different types of light fixtures and poles.

New Business:

Pest Control - Terry Vernes suggested the Board obtain competitive bids for the pest control to include monthly treatment. Christine Di Renzo will obtain proposals for the Pest Control for the homes within the community.

Holiday Lighting - Ray Zager made a motion to accept the Holiday Illuminations contract. Motion seconded by John Canning and Mike Cembura. Motion passed to approve the Holiday lighting Contract for 2008.

Annual Meeting - Christine Di Renzo has booked the Bakentine Room at the JL Golf Club for February 3rd at 7:00p.m. for the Annual Meeting. The Board approved the date and the required notifications will be sent to the membership.

With no further business before the Board, the meeting adjourned at 4:50p.m.

Respectfully Submitted,

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