

Board Of Directors Meeting Minutes

June 11, 2009

The Board of Directors of Baytowne Homeowners Association, Inc. met on June 11, 2009 at the office of Bristol Management. Directors present were: Mike Cembura, Bob Prout, and Jim Barboni. Christine Di Renzo was present representing *Bristol Management Services, Inc.*

Call to Order: The meeting was called to order at 4:00 p.m. by President, Mike Cembura, who noted that a quorum was present, and that proper notice of the meeting had been previously posted.

Open Forum: No members present.

Minutes: The minutes of the May 14, 2009 Board of Director's meeting were reviewed. Mike Cembura recommended to add the word "item" before the "#" under the drainage update portion of the minutes. Jim Barboni made a motion to accept the minutes with changes. Bob Prout seconded the motion which carried unanimously.

Financials: Christine Di Renzo reviewed the financials from May 31st, 2009 with the Board and reported the Total Operating Assets were in the amount of \$27,271.45 and the Reserve Assets in the amount of \$70,946.45, therefore Total Assets in the amount of \$98,217.90. The Association has a current net loss in the amount of \$1,088.88. There is one delinquency and that property is in foreclosure process. Jim Barboni made a motion to accept the financial report. Bill Ryno seconded the motion which carried unanimously.

Committee Reports:

ALC Committee - The Board of Directors reviewed the revised final draft of the ALC Guidelines which incorporated changes made during the previous meeting. Bob Prout made a motion to approve the final draft. Motion seconded by Jim Barboni. Motion passed all in favor.

DCB Application - Bob Prout reported the ALC Committee has reviewed the submitted extension of application for 17174 Bay Street. Jim Barboni made a motion to approve the plans as submitted. Bob Prout seconded the motion which carried unanimously.

Unfinished Business

Drainage Update - Bob Prout gave a brief history of the drainage easement maintenance responsibility issue behind the Baytowne homes on the golf course. Bob Prout reported the approved drainage clean out work has been completed. A-1 Pipe Cleaning provided a report which stated they have verified the pipe between basin #6 & #7 is ¼ full of sediment. This sediment should be removed so that the pipe can work at its designed capacity to move the water through the system during a major storm/rain event. Basin #7 to outfall is a little more than ¼ full of sediment and as stated before should be removed to allow rain water to flow through the system. Christine Di Renzo reported Tony LasCasas reported in his opinion the interconnect is out of service. The Board of Directors requested for Gary Fields to provide an opinion as to what action the Board can take regarding the drainage issue with the JLPOA. The Board of Directors would also like Gary Fields to send a letter to the JLPOA regarding the maintenance of the drainage system.

Roadway - Bob Prout reported he will be marking the areas of the roadway for repair and meeting with John Wagner to finalize the details of the final phase of the roadway repair. Bob Prout will have information for the next scheduled Board of Directors meeting.

New Business:

Other New Business -

1. Obtain another price for thicker pieces of composite material to replace the wood inserts.
2. Electrical proposal to replace the light pole on the island.

With no further business before the Board, the meeting adjourned at 5:15p.m.

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