

Board Of Directors Meeting Minutes

October 8, 2009

The Board of Directors of Baytowne Homeowners Association, Inc. met on October 8, 2009 at the Baytowne Pool Area. Directors present were: Mike Cembura, Bob Prout, and Bill Ryno. 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: Roadway repair project was discussed.

Minutes: The minutes of the September 23, 2009 Board of Director's meeting were reviewed. Mike Cembura made a motion to accept the minutes as written. Bob Prout seconded the motion which carried unanimously.

Financials: The financial report is unavailable until October 15th. The Board discussed the 2010 Budget and the option of reducing the allocation of the \$100.00 Capital Roadway Fund to \$50.00 and reallocate the remaining \$50.00 to General Reserves therefore reducing the quarterly assessment to \$800.00. This requires a vote of the membership.

Committee Reports:

DCB Application - 17115 Bay Street submitted a partial plan for a swimming pool, however no application was submitted. Therefore the plan could not be reviewed properly due to lack of sufficient information. Christine Di Renzo will notify the owner.

Unfinished Business

Drainage Update - Christine Di Renzo reported the JLGC Board has received a proposal from a civil engineer to correct the drainage behind Baytowne and they will review the proposal during the next JLGC Board Meeting. Christine Di Renzo mentioned they will need to obtain a survey etc so the work may take longer than anticipated. Christine Di Renzo will contact the Golf Course for the date of their next board meeting.

Lighting - Christine Di Renzo reported the approved solar light pole is on back order and will be installed as soon as it is received. Christine Di Renzo is setting up a meeting with FPL to review the previous plans submitted by the lighting committee to confirm the information is still accurate.

Landscape Replacements - Christine Di Renzo provided the Board with a proposal from Sago Landscape to remove the existing dead cat palms around the pool equipment and replace with new Viburnum Suspensum. Sago does not recommend installing the Blue Plumbago because they cannot guarantee it will reach the height required to hide the pool equipment, therefore they recommend the Viburnum Suspensum. Betty Tator recommended installing Louisiana Red instead of the Blue Plumbago or Viburnum Suspensum. Dennis Hanley offered to donate Lilies from his front yard. The Board requested to explore the option of the Louisiana Red and the transplant of the Lilies to the center island (Betty Tator suggested) not around the pool equipment. Christine Di Renzo will contact Sago for additional information.

New Business:

Other New Business -

1. News fans installed at the pool area.
2. Copper gutter repaired at the pool area.
3. No activity with the bait stations at the pool area.
4. New buoy's installed in the pool.
5. Men's restroom door repaired.
6. Mary Malooley submitted a letter with a report from JL Security to the Board regarding an incident with a neighbor.

With no further business before the Board, the meeting adjourned at 5:30p.m.

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