



Board Members:

Present:

Peter Basilicato, President - Christine Codella, Vice President - Allan Mikoff, Treasurer - Amy McLaughlin, Secretary

Quorum met? Yes

Others Present:

Resource Property Management - Paula Nielsen

Approval of Minutes: Motion to approve June 2007 minutes from Peter, second from Allan. Minutes approved.

- **Manager's Report:** Submitted to Board prior to meeting.
 - Full report is attached to minutes

Secretary's Report: n/a

Treasurer's Report: No report due to change in management companies. Budget must be overhauled to ensure that all proper costs are itemized. Allan to meet with Erika, controller at Resource Property Management.

COMMITTEES:

Communications: New newsletter coming soon, request to attendees to submit topic ideas

Landscaping: Scott Cooper gave a report. He is checking on new landscaping company. A new flyer will be given out to residents with some new services. A long term goal is to install some irrigation around the community.

Buildings & Grounds: Shed roof must be completed

Neighborhood Watch: Meeting at Baytowne in 2 weeks, July 25th at 7pm. The Board has agreed to pay for duplication of a flyer to announce the meeting. Signs are in the process of being prepared for us, with a total of four (4) in our community.

Architectural: Request for replacing a deck. Another homeowner having a window replaced.

Landscaping:

Old Business:

- Bid(s) for pool certification lighting.
- Landscaping Policy - will be discussed by 3 board members with Paula on 7/11/07.
- Clubhouse air conditioning repairs

New Business:

- Resignation of Dick Cox as Director-at-Large from Baytowne Board of Directors
- Ratify vote for approval of Florida Environmental Inc. landscaping contract. **Motion by Allan, second by Amy, motion approved.** Total amount of the contract is \$3,479.00. Fertilization, pest, weed, and ornamental programs contracted for \$266.00.
- Tree trimming - Board working on writing a tree trimming policy for the entire community. The cost benefit is to have a company come for an entire day to service the community vs. one homeowner at a time. Also to establish consistency and neat appearance, the front yards are being discussed as part of the policy.
- Pool lighting - bids provided by Scott Conrad for landscaping only - not including certification. Paula informed us it's an evening service to meter and measure our pool lighting, then we'll receive a report to determine our standing (information provided by Dunedin Electric).
- Entrance lighting corrections - bids provided by Scott Conrad.

Unfinished Business:

- Website updates
- Security cameras
- Allan to asked the city about regular debris pick-up on our property, like single family homes. They said that we'd pay for it just as other Safety Harbor residents, but Allan is going to research this some more.
- Quote from paving company needed - in process by Allan

Adjournment: There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 7:39pm.

Minutes submitted by: Amy McLaughlin, Secretary