



Board Members:

Present:

Peter Basilicato - President, Allan Mikoff - Treasurer - Amy McLaughlin - Secretary, Christine Codella - Vice President, Scott Cooper - Director at Large

Quorum met? Yes

Others Present:

Resource Property Management - Paula Nielsen

Approval of Minutes: Motion to approve September 11, 2007 and October 18, 2007 minutes from motion Christine, second from Allan. Motion approved.

Manager's Report:

- Approximately sixteen letters to homeowners for various reasons to improve their front yards.
- Annual meeting announcement sent
- Budget changes to homeowners for vote - sent
- Ballots sent
- Document about Fine System amendment sent

OFFICER REPORTS:

President's Report: Motion to approve two speed bumps per street on Dover and Thayer streets for the safety and welfare of the community, with possible signs installed as well. The estimated cost is \$1200. A motion from Scott, second by Amy. Motion approved.

Secretary's Report: n/a

Treasurer's Report: October financials sent by Paula, read by Allan. Attached to this document.

- Claim of lien on lot 18, past due \$467.50, motion by Amy, second by Peter. Motion approved.
- Foreclosure on lot 47, attorney to move forward on judgement from homeowner.
- Audit for year-ending 12/31/06 will be completed

COMMITTEES:

Communications:

- Looking for new editor/writer of the newsletter

Landscaping:

- Irrigation vendor interviews
- Expectations are to plan Florida friendly plants that will live year round
- No August fertilization, Paula to follow up with Florida Environmental, and ensure that we were not billed
- Peter to bring complaints to Paula's attention regarding landscaping services

Buildings & Grounds:

- Work completed - painting prep work in pool area by James Thurston (replace rotten wood in several areas & rusted doors). Noted in Manager's report. Work was done satisfactorily.
- Painting project underway by The Daily Group
- Tree trimming project completed. Motion to ratify total expenditure of \$10,500 from Premier Tree Services by Allan, second by Peter. Motion passed with Amy's vote in favour. Opposed by Christine and Scott.

Neighborhood Watch: n/a

Architectural:

- Application for a fence on 293 Kent Place was approved.
- Application for fence on 1584 Nantucket was approved.

Landscaping:

- Request for bids for general lawn care, irrigation, and fertilization.
- Desire to create a long term plan to improve the overall appearance of all areas, i.e. planting, refining existing, etc.

Communications:

- Suggestion from Amy that the association consider using a formal website design and maintenance company. Approximate cost of contracting with At Home.net will be \$62-\$65/month. This includes hosting and maintenance of the site.

Old Business:

- City of Safety Harbor grant request - \$5,000 beautification grant, if submit as soon as possible. Discussion to use for dumpster surrounds.

New Business:

- Paula to speak to The Daily Group to understand exactly which addresses they may use water for pressure washing. Then, she'll communicate with those homeowners.

- Doggie stations - Discussion to remove pales. Remove the existing pales and replace with signs with four at \$17.95 each. Motion by Christine, second Scott, motion approved. Paula to ask James remove the pales.
- Pool re-surface project - Acceptance of written design, materials, drainage correction, and quote from Elite Designer Pavers, for \$27,790 for pool area. Yet is contingent upon proper review and signing of the contract with terms and conditions. The contract will be reviewed by Paula and Al Freda from Resource. Accounts to be used are Pool/Remarcite, Infrastructure, and Deferred Maintenance. Motion from Christine, second by Scott. Motion passed with Amy and Peter's votes. Allan did not vote. (From a procedure perspective, Paula told Allan that he could not abstain from voting at all.)
 - Allan was not comfortable voting until more of his questions were answered and he reviewed Elite's contract.
 - Amy commented that the board members have interviewed and met with Elite several times, including other vendors, and many opportunities have existed for Allan to ask his questions.
 - Peter will discuss Allan's key question regarding why the acrylic pool beam with Elite contact, Eddie. Allan asked again why it is less than Gemstone's bid. Peter will report back.
 - The board previously approved (9/11/07) of appropriating \$25,000 for the pool area upgrade and repairs.
- Rescind vote for Sprinklers Unlimited, to instead have a monthly contract with Bill Rogers Irrigation \$150.00 per month. Motion from Scott, second by Peter. Motion approved.
- Change to association attorney Joseph Cianfrone for all matters. Motion to approve by Scott, second by Amy. All in favor.
- Year-end review will be conducted by outside CPA, John Ralph and Associates. Motion by Christine, second by Peter. Motion approved.

Unfinished Business:

- Shed proposal from James Thurston to re-build shed that houses the golf cart and other cleaning supplies. The posts will be cemented in and framing, with new roof and shingles. If completed in a timely manner, the painting team from The Daily Group will paint it to match the new colors.
- Approval of proposal verbiage for the rental registration process
- Property Inspection Committee creation - to conduct a weekly inspection of the entire community to help identify areas for improvement and/or residents who continuously neglect to follow Baytowne documents.
- Baytowne Document Committee creation - to work closely with Resource Property Management and our attorney to update all of our official community documents.
- Discuss and approve landscape policy (ongoing discussion)
- Website updates
- Tree trimming policy

Adjournment: There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 9:07pm.

Minutes submitted by: Amy McLaughlin, Secretary