

**BAYTOWNE PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTOR'S MEETING
FEBRUARY 11, 2008**

CALL TO ORDER:

Vice President Bill Wadsworth called the meeting to order at 7:10 P.M. Other Board members present were Treasurer Allan Mikoff, Secretary Shari Staudt and Director Sandie Spangler. President Scott Cooper is on leave of absence until April. Paula Nielson, Property Manager, was also present.

QUORUM:

Board members in attendance represented a quorum.

NOTICE OF MEETING:

Notice of this meeting was posted on the bulletin board on Friday, February 8, 2008.

MINUTES:

Sandie Spangler made a motion to waive the reading and approve the minutes for the January 2008 meeting as presented. Allan Mikoff seconded the motion which passed unanimously.

TREASURER'S REPORT:

Shari Staudt made a motion to approve the treasurer's report as given. Sandie Spangler seconded the motion. Motion passed unanimously.

MANAGER'S REPORT:

Paula Nielson's report is attached.

COMMITTEE REPORTS:

Architectural:

One application was received but the committee needs more information prior to approval.

Landscaping:

Bill Wadsworth and Ray Campbell will review the sprinkler system located at the west end of the pool. Florida Environmental Care will start submitting a project sheet to Paula on a weekly basis.

Sandie Spangler commented the landscaping crew was leaving their bottles & other trash on the back lots where they parked. Paula will ask the crew to park on the streets and throw all trash in the dumpsters.

Building and Grounds:

Cathy Coomes and Brigitte Davey submitted their Grounds Report regarding renovations of the dumpsters. Their recommendations are new vinyl fencing on three sides with a hinged vinyl front gate, remove or paint posts, remove deteriorating hedges around dumpsters and trim palm trees. Dumpster # 7/# 12 on Bay Place and # 13/# 14 on Salem Street which are public streets. We will request a grant from the Safety Harbor Beautification Committee. They are also seeking bids on the needed materials and installation to submit to the Board. The Board commended Cathy & Brigitte on their hard work and detailed report.

Communications:

No report was given.

Neighborhood Watch:

No report was given.

UNFINISHED BUSINESS:

Painting Project:

The painters are now on Thayer Street and moving along on schedule. Paula mailed letters to seven owners who needed the drywall replaced on their porches prior to painting. The painting supervisor stated the roof of 345 Cambria was in dire need of repair. Paula will notify the owner. Shari Staudt suggested mailing letters to the other eleven owners with roofs in dire need of repairs first. We would request a reply within twenty-one days of their intentions otherwise we will be forced to hire a roofing consultant for a professional opinion at the owner's expense.

Pool Deck Renovations:

The pool deck is now completed. The pavers will need to be sealed anytime after thirty days. Paula will obtain sealing bids from Elite and other companies.

Insurance:

Paula is waiting for replies from Barry Scarr Agency and Carlisle & Fields regarding our association insurance.

Legal Action –Lot # 47:

The Board is waiting on a reply for direction from the attorney with Brudny & Rayburn.

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NEW BUSINESS:

Pet Waste Stations:

This project was tabled at this time.

Board Orientation:

Paula will bring a video and books for each Board member to watch and read.

Pool Heat Pump:

Paula will obtain bids to replace the pool heat pump.

ADJOURNMENT:

With no further business before the Board Shari Staudt made a motion to adjourn. Allan Mikoff seconded the motion which passed unanimously. The meeting adjourned at 8:15 P.M.I.

Respectfully submitted by,
Shari Staudt, Secretary