

BAY TOWNE PROPERTY OWNERS ASSN., INC.
BOARD OF DIRECTOR'S MEETING
APRIL 8, 2008

CALL TO ORDER:

President Scott Cooper called the meeting to order at 6:55 P.M. Other Board members present were Vice President Bill Wadsworth, Treasurer Allan Mikoff, Secretary Shari Staudt and Sandie Spangler, Director. Paula Nielson, Property Manager, with Resource Property Management was also present.

QUORUM:

All Board members were present and represented a quorum.

NOTICE OF MEETING:

The Notice of Meeting was posted on Friday, April 4, 2008 as required by Florida Statues.

MINUTES:

Board members did not receive Shari Staudt's email with the minutes attached prior to the meeting. The Board will review and approve said minutes at the May Board meeting.

TREASURER'S REPORT:

Shari made a motion to approve the treasurer's report as read. Scott seconded the motion. Motion passed unanimously.

CLAIM OF LIEN:

The Board reviewed with Paula the units three or more months behind to proceed with attorney action.

PROPERTY MANAGER'S REPORT:

Paula read her report as presented to the Board.

COMMITTEE REPORTS:

Architectural Committee:

Peter Basilicato approved the plans for a new patio at 1118 Thayer St. A request to install a fence was also received from 353 Plymouth St. Peter & the committee are continuing their work to update the standards.

Landscape:

Various Prices are being obtained to replace the dead viburnums.

Building and Grounds:

Peter reported the women's bathroom toilet was stopped up. A problem with a renter and various suggestions to resolve this issue were discussed by the Board. Paula will mail a letter to the owners listing the problems and suggest eviction of the renter.

Cathy and Briggitt will have quotes for the dumpster fencing ready for the May meeting.

Communication:

Nothing to report.

Neighborhood Crime Watch:

Nothing to report.

OLD BUSINESS:

Painting:

Scott and Allan will drive the property to setup a punch list for any painting problems to be solved prior to final payment to The Daley Group.

Property Insurance:

Bill made a motion to move our property insurance from Willis to Barry Scarr Agency. Shari seconded the motion. Scott Cooper abstained from voting, Sandie, Shari, Bill and Allan voted to transfer to Barry Scarr Agency. Motion passed.

Ratify Legal Action on Lot # 47:

Sandie made a motion to ratify the prior action on Lot # 47 and accept the agreement. Shari seconded the motion which passed unanimously.

Pet Waste Stations:

Sandie made a motion to approve the purchase of bags and containers with lids for pet waste stations not to exceed \$1,000.00 chosen by Alexis. Bill added the bags should be disposed of by the maintenance man. Shari seconded the motion. Motion passed unanimously.

Pool Heat Pump:

Sandie made a motion to purchase the Rheem with an extended warranty. Shari seconded the motion. The Board asked the motion to stand and requested Paula to obtain service agreement/extended warranty information for the Jandy and Rheem pool heaters prior to a final decision.

Fining Procedures:

The committee will consist of Marisa, Tom and Peter.

The controversy of the quorum and voting legality was tabled.

Safety Harbor Grant Request:

Cathy and Briggitt will be completing the application.

Community Bulletin Board:

Shari made a motion to purchase the 4'x3' Bronze Elite bulletin board in the amount of \$349.99 plus shipping from School Outfitters. Sandie seconded the motion which passed unanimously.

NEW BUSINESS:

Sealing for Pool Pavers:

Shari made a motion to approve the bid from Elite Pool Pavers to seal the new pool pavers.

Scott seconded the motion. Motion passed unanimously.

Amendments to the Declaration-Amendment Provision & Sale/Lease Restriction:

Paula will forward the information from our attorney to the committee.

Miscellaneous Landscaping:

Scott Cooper and Ray Campbell are working on replacing or purchasing various plants for the entrance and common area.

Lawn Maintenance Contract:

The Board requested Paula to send a thirty day notice of non renewal to Florida Environmental Care and to obtain lawn service bids from at least three companies.

ADJOURNMENT:

With no further business before the Board Shari made a motion to adjourn. Scott seconded the motion. Motion passed unanimously. The meeting adjourned at 9:10 P.M.

Respectfully submitted by,
Shari Staudt, Secretary