

BAYTOWNE WEST HOMEOWNERS ASSOCIATION

1355 WICKFORD STREET
SAFETY HARBOR, FL 34695
(727) 799-5040
hoa@baytownewest.com
www.baytownewest.com

2025 MARCH BOARD MEETING - MARCH 25, 2025

Held at Pool at 6:30 PM

Tom Hamilton, President

Skip VanKleek, Vice President

Dave Swoboda, Treasurer

Susan Werner, Secretary

1) CALL TO ORDER - Tom Hamilton

> Tom called the meeting to order at 6:30 PM

2) MONTHLY BUSINESS REPORTS

> January Meeting Minutes - Susan

- Skip motioned to accept, Dave seconded , all in favor and approved.

> Financials - Dave

- As of March 25th, the Operating Account balance is \$47,222.00 and the Reserves balance is \$329,929.00.

- We are running under budget by approximately 2% however two months isn't long enough to tell whether we have budgeted adequately.

> Proof of Insurance Compliance - Skip

- As of March 25th, we have two homeowners whose insurance expired in February and have not provided proof of a current homeowners policy. Both have been sent two notices with a third and final notice going out later this week. Association records show both of these homeowners had to be sent notices the last three years to provide insurance. For the protection of both the Association and the fellow homeowners in their buildings, it is an important Association rule. As always, Homeowners insurance needs to be current and provided. Two other homeowner's policies just expired and first notices were sent. We are 96% compliant.

> Pool Report - Dave

- We passed our Pinellas County Health Dept. semi-annual pool and spa inspection conducted March 18, 2025. When we have had minor infractions

in the past, Triangle Pool has responded quickly with corrective actions.

- In the past week and a half, we have had two different incidences of people being in the pool after dark; one of which were not Baytowne residents who got in their car and drove out of the community. Pool hours are **8 AM to Dusk** because we don't have a permit for night swimming, don't have the required lights and insurance covering such. As a solution to eliminate the potential liability to the Association should someone get injured being in the pool or spa after dark, the Board has decided to lock the gate between the dusk and 8 AM the following morning. A few homeowners have volunteered to lock and unlock the pool.

> Irrigation - Tom & Dave

- The Association has signed a monthly service agreement with a new irrigation company, All About Water in February. So far the communication has been much better than the prior company and response time to issues has been quick.

> Architectural Control Committee

- Glenn was not present at the meeting

3.) CALL FOR COMMUNITY COMMENT

- A homeowner commented that she has observed a lot of people not stopping at the stop sign at the corner of Wickford and Wickford St. East. Her concern was for the children in the community as well as the many dog walkers we have. The Board did add a speed bump a few years back to help slow people down but quite a few residents still fail to stop.
- The Board wanted to recognize the volunteer efforts of two homeowners. Richie Ingram for staining the retaining walls on Kittery Court and Debbie Hamilton for her continued work gardening at the entrance to our community and the entrance to the pool. The Board approved a budget not to exceed \$350.00 for mulch and replacement plants at the entrance to the pool.

4.) ADJOURNMENT

- Tom moved to adjourn at 6:52 PM. Skip seconded, all in favor and approved.

