

# **Baytowne Wharf Neighborhood Association**

## **Annual Meeting**

**Friday, February 23<sup>rd</sup>, 2024**

### **Board Members Present**

**Yossi Biton, David Ralph, Sandie Bondi, and Dawn Smith.**

### **Representing Baytowne Wharf Neighborhood Association**

**Alan Meyers, Julie Duncan (Virtuous Employee Part-time), Bryan Martine, and Kensley Brooks.**

### **Call to Order**

**David Ralph called the meeting to order at 3:05p.m.**

### **Proof of Meeting Notice**

**Alan Meyers verified that the notice of meeting was mailed to all owners and posted in accordance with the Baytowne Wharf Neighborhood Association, Inc., documents and per Florida Statutes. Additionally, a quorum was met with 364 members being present in person or by proxy.**

### **Approval of Previous Meeting Minutes**

**Mike Elmore made a motion to approve the meeting minutes from the 2-24-2023 Annual Meeting. Sandra Bondi seconded the motion with all members being in favor.**

**Subject: Residential Election**

- **Alan appointed Bryan Martine, Julie Duncan and Kensley Brooks to open ballot envelopes and count votes for the three residential board seat candidates: Sandra Bondi, Mike Elmore, Cherie Erkel and Mark Jones. After all votes were tabulated, Mike Elmore was declared the winner of the election with 39 votes.**

Subject: 2024 Budget

- Alan Meyers updated the membership on the 2024 budget. Due to better interest rates, interest income is forecasted to go up significantly for 2024. Housekeeping also was forecasted to increase dramatically due to an increase in wages and supply costs. RETA was just a shot in the dark but with the increase in interest rates, the forecast was lowered for 2024. There were insurance proceeds in 2023 that we would not see in 2024 due to a lawsuit where the plaintiffs were ordered to pay Baytowne's legal fees because they would not drop the case. Insurance was, once again, forecasted to increase but not to the extent that insurance has increased for individual condominium associations. Streetscape numbers decreased in 2024 due to a one-time purchase of Christmas lights in 2023. The entire netting around the lagoon was replaced in 2023. Once again for extra security we budgeted as if we would get all the scheduled deputies during spring break, knowing it is difficult to get all the shifts filled due to overtime requirements with the Sherriff's Office. Alan informed the Board that through multiple discussions with the SOA, they decreased the irrigation billing for the BWNA. Alan made sure to budget enough lodging in 2024 for wine distributors that consistently step up to the plate to donate product and bring knowledgeable staff to explain the product and pour. Within Event Revenue, numbers show a decrease for 2024 because Alan will have accounting credit expenses for Tequilas and Tacos Festival to the account. Between operating and reserves, the Association had a balance of approximately 3.6 million dollars combined. Steve Storen (Grand 2322) asked if the events make any money. Alan replied that after paying charities, the paid events breakeven at a minimum and make a little money. Scott Rude made a motion to apply excess income over membership expenses for the year ending December 31, 2023, to be applied against subsequent tax year members assessments as provided for by the IRS Revenue Ruling No. 70-604. Stephen Storen seconded the motion. The motion passed with 359 members voting in favor.

## Subject: Marketing Update

- Kensley Brooks discussed all the different events the BWNA produces as well as the marketing placements. Kensley mentioned dates for our upcoming signature events i.e. Gumbo, Wine, and Tequila and Tacos, Beerfest, and Sparkling Wine. Additionally, Kensley said that we added a Pink Walk 5k For Her event in January, to support Breast Cancer. The Farmer's Market was due to start back up in March. New for Halloween was the haunted courtyard in Tupelo Courtyard. The car show that usually occurs in August will be moved to March for weather that is cooler. We are also investigating a chalk festival as well as a battle of local school bands. With regards to social media, we have 48k Facebook Likes, 16.3k Instagram followers, 5.6k Twitter followers, and just over 2k Tik Tok followers. We still advertise on radio throughout the year and also receive free Ice Rink advertising through the radio stations sponsorship. We book placements in Destin Life, as well as South Walton Life as well. Kensley has also had live broadcasts on the local news for our Ice Rink as well as holiday festivities. The Village of Baytowne Wharf was named best place to take the kids of Best in Destin and also best Attraction.

## Subject: Maintenance and Operations Projects

- Alan informed the Board that the pressure washing of the coquina was secured for the next two years. It will usually be performed in the first quarter. All the trip hazards within the Village were made ADA compliant by shaving down all the lips and edges that presented trip hazards. Within the last few years, the biggest form of lawsuits has been from trip and falls. An owner had a question about the sidewalk along Baytowne Avenue between Effie and the Village entrance. She noticed that there was orange paint on the potential trip hazards. Alan informed everyone that the sidewalk was an SOA maintenance responsibility. Another owner commented on the bridge that was redone behind the Drunken Goat, that leads to the Marina, and Alan informed him that SDI made the repairs to that bridge. An owner made a comment about some of the maintenance of lights and boards along the pier behind Poppy's. Alan informed her that SDI is responsible for everything past the gate. Alan reviewed some projects for 2024 was to pressure wash and paint the stage and look at resurfacing the

surface road from Elation to Lasata. Alan also gave a little insight on security. Security has been helping both Gateway and the Grand secure the pools in the evening, but is instructed not to field calls inside units. That responsibility would fall on the SOA or Walton County Sherriff's Office.

**Subject: Open Discussion**

- Yossi informed everyone that he is looking at the possibility of high end bathing suit shop in one of the vacant spots. He also went on to mention that 5 o'CLOCK SOMEWHERE should be open around March 15, 2024.
- Alan mentioned that on March 1, the valet would start fulltime throughout the summer and then amended days for fall. Having a valet attendant that also acts as an ambassador has been very helpful in directing lost guests as well as enforcement of illegal employee parking.
- An owner asked if there was anyone interested in the Drunken Goat space. Dawn mentioned that they had a few prospects but that we didn't know the level of interest, as the space needed a lot of work.
- An owner asked a question about the possible use of battery operated blower for landscaping. Alan said he didn't feel that a battery operated blower would be strong enough but they do make a blower with a sound baffle to muzzle the noise.

**Meeting Adjourned**

- **Tim Carpenter made a motion to adjourn the meeting at 4:03p.m.**  
**Cherie Erkel seconded the motion with all members being in favor.**