

Baytowne Wharf Neighborhood Association

Board Meeting Minutes 12-2-2021

Board Members Present-Kitty Whitney, David Ralph, Jennifer Fitzgerald, and Tim Carpenter.

Others present-Alan Meyers (BWNA), Victoria (Baytowne Realty), Alphonse Nuzzo, Tim Ozenkoski, and Yossi (Baytowne Village Realty).

- The meeting was called to order at 9:10 a.m. David Ralph, Jennifer Fitzgerald, Kitty Whitney, and Tim Carpenter were present. Quorum established.
- Meeting Notice was posted November 18th, 2021 at 9:00 a.m., which meets the 14 day requirement for Board meetings where a budget will be adopted.
- Kitty Whitney made a motion to approve the meeting minutes from September 27, 2021. Jennifer seconded the motion with all members being in favor. Meeting minutes were approved.

Subject: August 2021 Financials

- Alan presented the financials for August 2021. A copy is available in the Association office. Kitty made a motion to accept the August 2021 financials. Jennifer seconded the motion with all members in favor.

Subject: September 2021 Financials

- Alan presented the financials for September 2021. A copy is available in the Association office. Kitty made a motion to accept the September 2021 financials. Jennifer seconded the motion with all members in favor.

Subject: 2022 Budget

- Alan presented a 2022 budget with a budgeted net loss of \$355.98. Alan explained some of the major variances from this year's budget to last year. Specifically, event revenue has been increased due to ticket pricing and increased attendance. The ice rink has also seen increased revenue, and with the new coils, fewer shutdowns due to ice melting. Alan did make some adjustments to sales assessments for the loss of Marlin Grill, through March. On the expense side, security will be going up due to increased labor costs as well as the addition of off duty deputies. Housekeeping supplies has increased with the additional traffic. Jennifer made a motion to approve the budget as presented. Kitty seconded the motion with all members in favor.

Subject: Village WIFI Proposal

- Alan said that he and David Ralph have been discussing the possibility of doing a Village wide WIFI service, primarily in the commercial areas. The idea would be to offer the guests a free service, but the guests would have to agree to sign up for our email list to obtain access. This would greatly enhance our email database while extending a free WIFI service to our guests. Kitty made the motion to accept the proposal by Port Networks, with the caveat that we can add email addresses for those guests that sign on to use the service. Jennifer seconded the motion with all members in favor.

Subject: Garage Update

- Kitty informed the Board that the most recent parking plan to building one additional level that mirrored the current surface lot at the Grand was halted due to costs being just as much as the multi-level garage. As of now, Mr. Becnel is looking to create enough spaces to fulfill his requirements with county, just north of the Grand surface lot, adjacent to the Burnt Pine 15th green and Baytowne Avenue. Mr. Becnel will continue to look for the best structured parking alternatives for all stakeholders.

Subject: Miscellaneous

- Kitty provided an update on commercial Village vacancies. The 19th Hole in the Wall is in operation across from the playground. Tony Larue's Snowball and Cannery Lane Cantina were purchased by Andre, and are currently being managed by Carlos,

the event producer for Tequila and Tacos. The Local Life location has an individual interested in doing sushi as well as Asian cuisine. The Drunken Goat was purchased during the summer from April and Dan Shepard and they are working hard to invent new ways of bringing guests into their restaurant. All of the Tumelo restaurants are solid on leases as well as the Village Door. All of Fisherman's Cove leases are good for another few years. Pure Vida is supposed to open in the old Raspberry Rhino space, and the old Jenspa location is currently vacant as the escape room concept fell through. Charlie's Café is doing very well, even better than Starbucks. The old general store has a LOI for a similar concept and the old Gringo's space has an LOI for an office. Kiki's has closed after being open only a few days. Yossi says Baytowne Realty is diligently working on a replacement. Yossi also mentioned that Another Broken Egg should be renewing their lease, the old Agave Azul is going to be retail, and Baytowne Realty was currently working with Bob Parrish for leasing.

- Kitty made a motion to adjourn the meeting at 10:40 a.m. Dave seconded the motion with all members in favor. Meeting adjourned.