

Baytowne Wharf Neighborhood Association

Board Meeting Minutes 2-24-2022

Board Members Present-Kitty Whitney, David Ralph, Dawn Smith, Yossi Biton, and Tim Carpenter.

Others present-Alan Meyers (BWNA) and David Bell (Gateway at Baytowne Condo Association)

- The meeting was called to order at 9:00 a.m. David Ralph, Yossi Biton, Kitty Whitney, and Tim Carpenter were present. Quorum established.
- Meeting Notice was posted February 22nd, 2022 at 9:00 a.m., which meets the 48hr requirement for Board meetings.
- Dawn Smith made a motion to approve the meeting minutes from January 12, 2022. Tim Carpenter seconded the motion with all members being in favor. Meeting minutes were approved.

Subject: Gate Arm Proposal

- Alan informed the Board that the current gate arm at Elation is inoperable and that is problematic for securing the service road. Everyone from Uber, guests, and delivery vehicles have been accessing the road, tearing up turf, and causing a safety concern. Alan provided a quote to replace the gate arm, with a keypad entry, so that contractors, deliveries, and conference services vehicles can be tracked, just in case any damage to the turf occurs. Tim made a motion to purchase the new gate arm and install a camera, not to exceed \$11k. Dawn seconded the motion with all members in favor.

Subject: Inspiration Lot Grade and Fill

- Alan presented a proposal to grade/fill the Inspiration lot and to add parking curbs. This would allow the lot to be used at its maximum capacity, regardless of weather conditions. It would also help operations staff from having to constantly

restripe the lot. David made a motion to grade/fill the lot and add parking curbs, not to exceed \$52k, condition on an easement agreement being agreed upon by the Board. Dawn seconded the motion with all members being in favor.

Subject: Restroom #3 Remodel Bids

- Alan provided bids to remodel the restroom located behind Moo La La. Out of the three public restrooms, it's the last one to be remodeled. Alan went on to explain that Farrow was the cheapest, but that none of the bids included the pricing on restroom partitions. David Ralph made a motion to spend up to \$55k to remodel the restroom located behind Moo La La. Dawn Smith seconded the motion with all members being in favor.

Subject: Wyndam Request for Gift Cards

- Alan explained that Wyndam resorts has reached out to him to purchase gift cards at a discounted rate of face value, like Embarq. Embarq currently purchases gift cards at \$.75 on the dollar. Yossi made a motion to offer the gift cards at to Wyndam at \$.85 of face value. David seconded the motion with all in favor.

Subject: Updated: Warehouse Paint

- Alan provided pictures of the warehouse, completely painted, and within budget.
- David made a motion to adjourn the meeting at 9:50 a.m. Tim seconded the motion with all members in favor. Meeting adjourned.