

Baytowne Wharf Neighborhood Association

Board Meeting Minutes 4-12-2021

Board Members Present-Kitty Whitney, David Ralph, Jennifer Fitzgerald, Sara Becnel and Mike Waldman.

Others present-Alan Meyers (BWNA), Michael Dickson (Imperium Blue), and Dawn Smith (Director of Rentals, SDI)

- The meeting was called to order at 9:00 a.m. David Ralph, Kitty Whitney, Sarah Becnel, Jennifer Fitzgerald, and Michael Waldman were present. Quorum established.
- Meeting Notice was posted April 7, 2021 at 3:00 p.m., which meets the 48hr requirement for Board meetings.
- Sara Becnel made a motion to approve the meeting minutes from December 16, 2020. Kitty Whitney seconded the motion with all members being in favor. Meeting minutes were approved.

Subject: Election of Officers

- Kitty nominated David Ralph as President. There were no other nominations and, all members were in favor of David Ralph being President.
- Kitty nominated Michael Waldman for Vice President. There were no other nominations, and all members were in favor of Michael Waldman being Vice President.
- Kitty nominated Jennifer Fitzgerald for Treasurer. There were no other nominations, and all members were in favor of Jennifer Fitzgerald being Treasurer.
- David Ralph nominated Kitty Whitney for Secretary. There were no other nominations and all members were in Jennifer being Secretary.

Subject: Estoppel Charge

- Alan presented asked the Board if they wanted to charge for preparing estoppel fees as all other associations charge between \$100-\$250. Alan said this would bring in some decent ancillary income given the recent sales in the Village. There was a brief discussion on what the actual costs were and if this could deter purchasing a unit in the Village. The Board decided to table the subject at this time.

Subject: Garage Space Discussion

- Alan asked for some guidance from the Board regarding how many parking spaces the BWNA should try and pursue purchasing. Kitty gave a brief recap of the most recent discussion with a potential lender as well as recent pricing of golf cart parking being constructed at One Beach Club drive as well as how much is being charged for parking along the gulf coast at similar venues. She also went on to say that the down payment required for 230 spaces was significantly more than that required for 150. This would require another version of a special assessment. Kitty also asked Michael Dickson if Imperium still would be willing to do a down payment, above and beyond the normal assessment. Michael Dickson said that Imperium was not against doing a down payment but want to see what the exact numbers would be. Kitty said once she and Alan got SOA to agree to amount, we would bring the final numbers back to all parties.

Subject: Loading Dock License, and Easement Agreement

- Alan told the Board that SDI has not signed the loading dock license/easement agreement that was sent on January 27, 2021. Sara asked that the agreement be forwarded to her for her review.

Subject: Gift Card Marketing Club Embarq

- Alan explained to the Board that, while passing out Shop Dine Play trifolds, the concierge and Club Embarq asked if Baytowne would be interested in selling gift cards for them to give to their guests at 75% of face value. Sara made a motion to sell \$10k worth of Sandestin gift cards to Embarq for \$7,500. Kitty seconded the motion with all members being in favor.

Subject: Owner Complaint Large Dogs

- Alan said that a Gateway owner had reached out to him because he wanted the Board to consider placing restrictions on certain dogs that would be allowed in the Village. The Board recommended that Alan reach out to the owner and let him know that if there was ever an instance where a dog was not on a leash, the owner call the Sheriff's office and get them involved, but the Baytowne Wharf Neighborhood Association was not in a position to limit the size of dogs being allowed within the HOA common walkways.

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