

# **Baytowne Wharf Neighborhood Association**

## **Board Meeting Minutes 8-1-2022**

**Board Members Present**-Kitty Whitney, David Ralph, Sandie Bondi, Dawn Smith, and Yossi Biton.

**Others present**-Alan Meyers (BWNA), David Bell (Gateway)

- The meeting was called to order at 10:07 a.m. David Ralph, Kitty Whitney, Dawn Smith, Sandie Bondi, and Yossi Biton were present. Quorum established.
- Meeting Notice was posted July 29, 2022 at 2:30 p.m., which meets the 48 hr requirement for Board meetings.
- Kitty made a motion to approve the meeting minutes from June 27, 2022. Dawn Smith seconded the motion with all members being in favor. Meeting minutes were approved.

Subject: May Financials

- Alan presented the financials for May 2022. A copy is available in the Association office. Kitty made a motion to accept the May 2022 financials. Dawn seconded the motion with all members in favor.

Subject: Earthcam Proposal

- David Ralph gave a brief overview of Earthcam and how it works. He informed the Board that Earthcam is a website that hosts a bunch of live streaming cameras that clients purchase from them to get more exposure. He went on to mention that the Sandestin Hilton had one, Bourbon Street, and Watercolor as well. Most of the proposals locked in five years of hosting fees, but Earthcam said they would consider two years. Kitty asked if there was a way to use existing cameras to help save on equipment costs. Alan said he would check. David made a motion to proceed with the

Earthcam proposals if they will grant us two years of hosting, per camera, at \$3k, not to exceed \$25,485. Sandie seconded the motion with all members being in favor. Motion passed.

Subject: Transfer to Reserve Funds

- Alan informed the Board that, throughout the years, we have accumulated a lot of cash within the operating budget. A large amount of the excess cash was due to funds that are going to be used to build a parking garage, once we get to that time. Our CPA looked at the schedule of what we've collected and suggested moving \$500,000 (2019-2021) and \$400,000 (2022) into reserves for a total of \$900,000. Sandie made a motion to move \$900,000 from operating to reserves to reflect the amounts that have been collected from 2019 through 2022 for the construction of future parking structure. David Ralph seconded the motion with all members being in favor. Motion passed

Subject: Convenience Store Subsidy

- Alan told the Board that there was an opportunity to secure a tenant that would operate a convenience store in the previous convenience store space, with the addition of the Emerald Coast Art space. The tenant was looking for a tenant improvement allowance equal to \$100k. David Ralph said that the potential tenant also asked to have a vending machine outside his unit. The Board agreed that this wasn't the best look, but that we could accommodate a vending machine in the Observation Point North restroom hallway. Kitty Whitney made a motion to subsidize \$50k of the convenience stores buildout if Baytowne Realty was willing to match the \$50k. Sandie seconded the motion, with all members being in favor.

Subject: Miscellaneous

- Adam Polimeni with Sandestin gave the Board an update on how the playground repairs were coming along, and that both SDI and SOA have contributed or have been invoiced for \$5k dollars each. David Ralph made a motion to contribute up to \$5k for the remaining repairs to the playground. Dawn Smith seconded the motion with all members being in favor.

- Kitty made a motion to adjourn the meeting at 11:17am. Dawn seconded the motion with all members in favor. Meeting adjourned.