

Baytowne Wharf Neighborhood Association

Annual Meeting

Friday, February 24th, 2023

Board Members Present

Yossi Biton, David Ralph, Sandie Bondi, Dawn Smith, and Bill Leidholm.

Representing Baytowne Wharf Neighborhood Association

Alan Meyers, Bryan Martine, and Kensley Brooks.

Call to Order

Alan Meyers called the meeting to order at 3:10p.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 344 members being present in person or by proxy.

Approval of Previous Meeting Minutes

Sandie Bondi made a motion to approve the meeting minutes from the 2-25-2022 Annual Meeting. Dawn Smith seconded the motion with all members being in favor.

Subject: Residential Election

- **Alan appointed Bryan Martine and Kensley Brooks to open ballot envelopes and count votes for the three residential board seat candidates: David Ralph, Graham Russell, and Ron Windham. After all votes were tabulated, David Ralph was declared the winner of the election with 35 votes.**

Subject: 2022 Year-End Update

- Alan Meyers updated the Board on how 2022 could finish. Alan first mentioned that David Syko, BWNA accountant, had retired in July and Virtuous management had taken over accounting services. In the transition there has been a learning curve on Virtuous learning the correct coding for invoices. Alan mentioned that contributions were higher than budgeted due to great ticket sales, but also wanted to reiterate that without the volunteers, our events could not happen. The membership had a question regarding the substantial decrease in the streetscape budget from 2022 to 2023. Alan mentioned that for 2022, the Board approved the purchase of a brand new \$100k Christmas tree, so that expense will not be present in 2023. Another expense that will not be present for 2023 was the pressure washing of the entire coquina walkway, which had not been done since 2019. Alan also mentioned that within Parking Garage maintenance, the BWNA had entered into an easement agreement with SDI to utilize the Monarch lot for overflow and spent \$45k to make the lot more usable during inclement weather. Security budget shows an increase from 2022 year end to 2023 budget due to many deputies not signing up for details in 2022. Within the landscaping budget, there will be a significant decrease from year end 2022 to 2023 due to the installation of palms in the surface parking lot in front of Observation Point South. Also within the landscape enhancement line item there was the installation of artificial turf in 2022 that was a onetime expense. Alan mentioned that for 2023 we budgeted to put in over \$218k into reserves with the knowledge that much of the coquina will need to be replaced in the coming years as well as an asphalt overlay for the service road that is in front of Elation, Bahia, and Lasata. Alan wrapped up by saying, between reserves and operating, there was over \$3.5 million dollars, which a fair amount could go towards funding a parking garage. Graham Russell made a motion to apply excess income over membership expenses for the year ending December 31, 2022, to be applied against subsequent tax year members assessments as provided for by the IRS Revenue Ruling No. 70-604. David Ralph seconded the motion. The motion passed with 355 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 Farmer's Market on Saturdays in 2022 and for 2023, the Farmer's Market will be held on both Saturdays and Sundays from 10am-2pm. Kensley mentioned we had Wildlife Mondays in 2022, but decided to bring back the magic show for 2023. The BWNA also hosted a 9-11 concert which was well received by the community. Kensley went on to mention that we added Grinchmas event during the holidays, and a drone show was added during the New Year's Eve event. Alan explained that Yossi was instrumental in finding a vendor for the drone show as well as paying for half the expenses. A video was presented of the animated Christmas tree that was purchased this year. A video was also played from one of the live interviews that Kensley had with a local news show.

Subject: Maintenance and Operations Projects

- Alan informed the Board that the biggest project of the year was replacing all the streetlamps and wall mounted lamps in the Village, which equated to approximately 83. Additionally, another 12 bollard lights were changed out throughout Village. Alan went on to mention the restroom that was recently remodeled behind Moo La La, complete with pictures of the before and after. With regards to landscaping, the elms and crepe myrtles outside Observation Point South were removed and replaced with palms, making it a more inviting entry as well as a much cleaner look. Cannery Lane was overlayed with asphalt. Alan mentioned that the quote to pave the road in coquina was over \$450k, compared to an overlay of \$50k. The café lights for the walkway that leads to the marina parking lot were also replaced by Alan and Bryan. Graham Russell asked, on behalf of the Grand, if the Baytowne Wharf Neighborhood Association would continue servicing packages while the Grand comes up with a solution. Alan said he would discuss with the Board.

Subject: Open Discussion

- Mrs. Irene Grant asked if Alan could have a discussion with Chris Weir regarding a handicap button to help open lobby doors. Dan Schnurr asked what the Baytowne Wharf Neighborhood Association was responsible for with regards to the landscape. Alan said that almost all of the landscaping outside the drip edge of the buildings, but not the Grand lawn, which is owned and rented to conference guests by Sandestin Investments. The lawn in front of Elation, actually owned by Bahia, is in need of replacement after the exterior work on Bahia that had multiple contractors tearing up the lawn. Alan will talk with Chris Weir to facilitate who will ultimately replace and pay for the repairs. Mike Elmore asked who collected the rental revenue for the Bahia lawn. Alan said in the past, Bahia has, but he is not sure who currently receives the rental revenue.
- Graham asked Alan if the moneys being collected for the parking garage should be moved into the reserve accounts, instead of the operating. Alan went on to say that the Board did transfer a significant amount of money into reserves for 2021 but thought that was a good idea and would ask the Board to do the same again.
- An owner asked why we can't mandate higher rates for units to get the clientele we want. Kitty explained that the Association has no role in dictating rental rates.

Meeting Adjourned

- **David Such made a motion to adjourn the meeting at 4:21p.m. Lori Lindewall seconded the motion with all members being in favor.**