

**Baytowne Wharf Neighborhood Association  
Annual Meeting  
Friday, February 25th, 2022**

**BOARD MEMBERS PRESENT**

Yossi Biton, David Ralph, Tim Carpenter, Dawn Smith and Kitty Whitney.

**REPRESENTING BAYTOWNE WHARF NEIGHBORHOOD  
ASSOCIATION**

Alan Meyers, David Syko, Bryan Martine, Leighann Elliott, and Kensley Brooks.

**CALL TO ORDER**

Alan Meyers called the meeting to order at 3:11 p.m.

**PROOF OF 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 366 members being present in person or by proxy.

**Approval of Previous Meeting Minutes**

David Sutch made a motion to approve the meeting minutes from the 2-26-2021 Annual Meeting. Wendy Carpenter seconded the motion with all members being in favor.

Subject: Residential Election

- Alan appointed Bryan Martine, Kensley Brooks, and David Syko to open ballot envelopes and count votes for the four residential board seat candidates: Timothy Carpenter, Sandra Bondi and David Ralph. After all votes were tabulated, Sandie Bondi was declared the winner of the election with 36 votes.

Subject: 2021 Year-End Update

- Alan Meyers updated the Board on how 2021 could finish. Alan was quick to note that event revenue for the year was up substantially vs the budget due to many selling out. With the winding down of covid, we believe many guests were looking for ways to partake in outdoor events, but made a somewhat conservative budget for 2022. He went on to mention that there was also a forgiveness of debt for a PPE loan of \$86k, from 2020. There were some significant ice rink expenses (new coils and ice skates) this year to keep all our equipment in top shape. Alan explained that we had to replace our landscaper vendor midway through the year, as they were having trouble keeping up with the property size. As part of a conference/workshop, the Event Plaza turf was replaced with synthetic turf at over 50% savings. The 2022 budget for security was increased significantly due to a higher bill rate for deputies as well as the Association's third-party vendor. There was a fairly substantial increase in fireworks due to increased shipping costs from China. Alan backtracked to inform the membership that the RETA sales assessment revenue was the highest it has ever been at \$885,943. The operating balance sheet increased by 600k from December 2020 through December 2021, while the reserve account increased by \$500k over the same time period. Scott Such made a motion to apply excess income over membership expenses for the yearended December 31, 2021, to be applied against subsequent tax year member assessments as provided for by IRS Revenue Ruling No. 70-604. Sandie Bondi seconded the motion. The motion passed with 342 members being in favor and voting against.

Subject: Marketing Update

- Leighann Elliott discussed all the different events the BWNA produces as well as the marketing placements. Leighann explained that the Association produces over 180 events when you combine the four signature events (Wine Festival, Gumbo, Beer Festival, and Sparkling Wine) and the smaller weekly animation during summer and spring break. Leighann played a promotional commercial for the Sandestin Wine Festival. All signature events in 2021 sold out. Leighann also mentioned new events for 2021, Baytowne Hues Art and Food Festival, an art festival combining regional artists with an array of food trucks, and Tequila and Tacos, showcasing local taquerias along with an assortment of different tequilas. Leighann mentioned some of the marketing efforts locally, such as two billboards on 331, one on 98, an advertisement on Beach TV, and a placement at the Northwest Florida Regional Airport. A breakdown of how marketing dollars were spent was provided to the

membership. Baytowne has increased its Facebook followers by 7k and has increased followers on Instagram to 12k. In closing, Leighann mentioned the local awards we won this year, best attraction, best entertainment, best place to people watch, and best event for the Sandestin Wine Festival.

Subject: Maintenance and Operations Projects

- Alan informed the membership that we were still waiting on the lights we ordered to replace all the streetlights as well as lit bollards. Estimated month of delivery was supposed to be March, but there might be some fabrication setbacks. While not a maintenance project, but part of the operational budget, Alan mentioned an approval to purchase a new Christmas Tree that would be state of the art where you could actually write messages within the tree. Alan went on to mention that he feels a way to bring more traffic in the winter would be to step up our Christmas lights and decorations. The replacement of the turf was reiterated with the knowledge that maintenance costs should be lower over the lifetime of the turf.

Subject: Open Discussion

- Kitty said that all the SDI commercial units were leased. She also went on to mention some of the new merchants coming in for Baytowne Realty units, namely the Escape Room as well as the Robo Diner. Yossi mentioned some of the prospects for the old Marlin space and the old Agave space. An owner asked Kitty what the plans were for the Ballyhoo bar inside the Grand Sandestin. Kitty was not sure what the ultimate plan was since Hotel Effie has a full service restaurant as well as a coffee shop.
- 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 4:21pm. Lori Lindewall seconded the motion with all members being in favor.