

Baytowne Wharf Neighborhood Association

Board Meeting Minutes 11-28-2023

Board Members Present-Bill Liedholm, Sandie Bondi, David Ralph, Dawn Smith, and Yossi Biton.

Others present-Alan Meyers (BWNA), Adam Polimeni (SDI Commercial), Kevin Collins (National Parking), and David Bell (Gateway Association)

- The meeting was called to order at 8:32 a.m. Bill Liedholm, Dawn Smith, Sandie Bondi, David Ralph and Yossi Biton were present. Quorum established.
- Meeting Notice was posted November 25, 2023 at 4:50 p.m., which meets the 48hr requirement for Board meetings.
- Dawn made a motion to approve the meeting minutes from April 27, 2023. Bill seconded the motion with all members being in favor. Meeting minutes were approved.

Subject: September Financials

- Alan presented the financials for September 2023. A copy is available in the Association office. David Ralph made a motion to approve the September 2023 financials. Bill seconded the motion with all members in favor.

Subject: Charge for self-park proposal

- Kevin Collins with National Parking provided the Board with a paid to park proposal. David asked for Kevin to summarize his background and how long he's been at Baytowne/Sandestin. Kevin mentioned that he's been around for approximately 6 years, either parking for Effie, Baytowne, or both. He is very knowledgeable about the area as well as what other venues charge for parking. The past year was spent valeting for the Village in the evenings and serving as a parking ambassador on the weekends, directing deliveries, making sure guests were parked in the right area, and monitoring employee parking. Dawn asked what the season we typically charge for valet. Kevin said it's typically Spring Break through Labor Day. He mentioned there was a fair

amount of flexibility in when we could charge for self-park as well as the rates. Yossi said he was totally against a charge for self-parking and thinks it would be a deterrent for guests to come and spend money at his commercial units. Kevin mentioned that the parking could be validated if money was spent in the venue. Additionally, the first fifteen minutes would be complimentary. David Ralph wanted to get this in front of the Board so that they could review the information for a possible decision in the future.

Subject: Beerfest Contribution

- Alan provided the Board with a brief P&L for the Beerfestival. While we didn't hit the revenue goals, expenses were significantly down, contributing to a better net variance. Alan went on to say that we originally had a budget of \$9k to contribute to our charities, but wanted to increase it to \$10k (\$8500 Fisher house and \$1500 SDFK). The Fisher House provides over 90% of the volunteers for the festival. Dave made a motion to proceed as suggested. Bill seconded with all in favor.

Subject: Fireworks Deposit

- Alan went over the 2024 fireworks schedule. While there is no increase on the cost of the shows, there was an addition of two shows. Since 4th of July fell on Tuesday last year, there will be an additional Boomin Tuesday for 2024, and since the Pirate Day show was so well received this year, that has also been added. Alan explained that there was an early deposit discount of 10%. Bill made a motion to move forward with the early deposit based on the show schedule presented. Dave seconded the motion and all members were in favor.

Subject: Concrete Repair Proposals

- Alan said that he had two companies come out and evaluate areas where the tree roots have pushed the roads up and created trip hazards. Alpha Foundation injects foam under the slab to help level where Precision Sidewalk Safety shaves the uneven edges to meet ADA compliance. Precision Sidewalk Safety identified over 374 areas that is included in their bid and Alpha Foundations identified four of the worst. The only issue with the proposal from Precision Sidewalk Safety is that the expansion joint needed to be removed to the lowest point, and that would take some time for staff to accomplish, but it can be done. David Ralph made a motion to proceed with the

Precision Sidewalk Safety bid, to be taken out of reserves. Bill seconded the motion with all in favor.

Subject: 2024 Budget Draft

- Alan presented the Board with a budget draft for the 2024 year. There was some discussion about moving funds toward more interest-bearing certificates of deposits. Alan went through the various accounts giving notable variances. The biggest variance is in housekeeping where the amounts increased dramatically. Alan has asked Bill or the Board for additional contacts that might be able to bid on the contract.
- Bill made a motion to adjourn the meeting at 9:44am. Dave seconded the motion with all members in favor. Meeting adjourned.