

Baytowne Wharf Neighborhood Association

Board Meeting Minutes 8-2-2024

Board Members Present-Mike Elmore, David Ralph, Dawn Smith, Yossi Biton, and Kitty Whitney.

Others present-Alan Meyers (BWNA), Adam Polimeni (SDI Real-estate),

- The meeting was called to order at 9:00 a.m. Mike Elmore, Dawn Smith, David Ralph, Yossi Biton and Kitty Whitney were present. Quorum established.
- Meeting Notice was posted July 31, 2024 at 8:45 a.m., which meets the 48hr requirement for Board meetings.
- Kitty Whitney made a motion to accept the meeting minutes from May 29, 2024. Dawn seconded the motion. All members were in favor.

Subject: May Financials

- Alan presented the financials for May 2024. A copy is available in the Association office. Mike made a motion to accept the May 2024 financials. David seconded the motion. All members were in favor.

Subject: Stage Restoration Bids

- Alan informed the Board that our stage had been renovated some time ago and that the paint had faded significantly as well as a few pieces of siding were broken off. Alan presented two bids to pressure wash, paint, and repair the stage where needed. Kitty made a motion to spend up to \$8,100 to pressure wash, paint, and repair the stage. David seconded the motion with all members in favor.

Subject: Sceptre Contract Renewal

- Alan informed the Board that the contract with Sceptre, third party security company, was up for renewal. There was an increase from \$31/hr to \$32/hr. The rate would remain the same if we signed a two-year agreement. Kitty made a motion to renew the Sceptre agreement for two years to lock in the rate of \$32/hr. Dave seconded the motion with all members being in favor.

Subject: Fly the Beach and Drunken Goat 2%

- Kitty wanted the Board to know that there is a previous amount of 2% due from the previous owners of the Drunken Goat that would be the responsibility of SDI. SDI are currently in litigation with the previous owners and Kitty is asking if there can be some write off of the debt for utilization of the space for events, or to press pause until such time they have resolve from the litigation. Dave asked how much event stuff was staged in the space currently and Alan replied that there were some linens as well as some water stations. Dave recommended pausing collection for the time being. All members were okay with that recommendation. Kitty informed the Board of the lease that SDI signed with Fly the Beach so that all Board members were aware of the product and location of the business. Additionally, the BWNA has exchanged some marketing on the planes in lieu of 2%.

Subject: Lighting Bid

- Alan informed the Board that a light fixture was damaged a few months ago by a vendor that was delivering to Fat Tuesday. BWNA has finally received a check for the fixture, but Alan has also noticed a light in the Grand area that was not counted in the original count for replacing all the lamp heads on property. Alan was asking for an additional \$742 in funding to replace that light. Dawn made the motion to purchase the additional fixture for \$742. Kitty seconded the motion with all members in favor.

Subject: Railing Bid Grand

- Alan informed the Board that many of the handrails at the Grand had corroded and or fallen over the past years. It was hard to find a vendor so he only had one quote to replace the railings like the originals or to go with more of a decorative picket

style. Kitty made a motion to spend up to \$14,160, from reserves, on six step rails at the front of the Grand. Dave seconded the motion with all members in favor.

Subject: Holiday Décor Options

- Over the last few years, Alan has been an advocate for purchasing more Christmas decorations to help bring more people into the Village during the lean months. One of the places that he felt was lacking was Cannery Lane. He engaged with Jubilee Décor to get a few options to have a Christmas photo op adjacent to the shooting gallery. Jubilee sent three different options (a oversized wreath, a lit ornament, and a stack of ornaments) that would fit in the space mentioned. Kitty made a motion to approve the purchase of the lit wreath. David Ralph seconded the motion with all members in favor.

Subject: Stage Video Screen Quotes

- Yossi asked Alan to procure a few quotes for a LED screen to be mounted somewhere near the stage. The screen could be utilized to play movies, sports games, or advertising. There was a brief discussion on what would be needed for licensing if any sports programs were to be played. Kitty made a motion to spend up to \$125k on a video wall, contingent on the additional work that needs to be done to install and protect it properly for the best optimization. David seconded the motion with all members in favor.

Subject: Events Manager Update

- Alan informed the Board that Kensley has accepted a job at the college she graduated from and would be moving back to Georgia on the 23rd of August. Alan also mentioned that our previous Event Manager, Leighann Elliott might be interested in doing some event management on a contract basis, until he found someone for the position.

- Kitty made a motion to adjourn the meeting at 10:06am. David seconded the motion with all members in favor. Meeting adjourned.