

**Baytowne Wharf Neighborhood Association
Annual Meeting
Friday, February 22nd 2019**

BOARD MEMBERS PRESENT

Jennifer Fitzgerald, Sandra Bondi, Kitty Whitney, and David Ralph via phone.

REPRESENTING BAYTOWNE WHARF NEIGHBORHOOD ASSOCIATION

Alan Meyers, David Syko, Troy Sjostrom, Leighann Elliott, and Kelsey Plemmons.

CALL TO ORDER

Alan Meyers called the meeting to order at 3:00 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 365 members being present in person or by proxy.

Subject: Residential Election

- Alan appointed Troy Sjostrom, David Syko, and Kelsey Plemmons to open ballot envelopes and count votes for the five residential board seat candidates; Patrick Eckler, John Goforth, David Ralph, Chris Uriarte, and Michael Waldman. After all votes were tabulated, David Ralph was declared the winner of the election with 41 votes.

Subject: 2018 Year-End Update

- Alan Meyers gave the membership an outlook of how the 2018 financials could end up. Auditors will make any final adjustments to the financials. He also compared the potential year end finish with the 2019 budget, noting any major discrepancies. Alan was quick to mention that the increase in dues was based on the possible financing of a structured parking facility. Owner's questioned whether the hotel would be paying any assessments. Alan relayed that, as of now, the hotel is not required to pay assessments due to verbiage of the covenants, conditions, and restrictions. Many owners voiced displeasure.

Subject: Parking Garage

- There was an extensive discussion regarding the building/funding of a parking garage. Alan told the membership that he, Bernie Perroty, and Jennifer Fitzgerald were members of a committee that was formed by the SOA to help discuss whether the SOA should contribute to a parking structure, and how much. The members all agreed that the SOA needed to step up to help fund the parking structure as the Village was an amenity for the entire resort.

Subject: Marketing Update

- Leighann Elliott presented a Power Point slide show to the membership, going over all the different events the BWNA produces as well as the marketing placements. Leighann explained that the Association produces over 170 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 also went into a little more detail to describe Baytowne's two new events, Tribute Weekend and Winter Wonderland. These two events were targeted to help drive traffic in the slower, off season months. Leighann elaborated on some of the website changes that have made it more mobile friendly. Alan told the membership that we have also added three billboards to our marketing campaign as well as placement on Winn-Dixie shopping cart buggies in Miramar Beach.

Subject: Maintenance and Operations Projects

- Troy Sjostrom gave the membership a brief rundown of maintenance projects completed in 2018. Much of the maintenance focused around replacement of decking in and around the Hammerhead's area as well as resealing of the parking lot in front of Observation Point South. Troy went on to mention that the Ice Rink compressor will need to be replaced before next season as it had a catastrophic failure, before the end of the skating season. Troy asked the

membership to please contact him with regards to any lighting, safety, landscape, or maintenance issues.

Subject: Open discussion

- There was a brief discussion on the leasing efforts for the vacant spaces in the Village. Many owners expressed displeasure with how long some of the spaces have been vacant. Alan told the membership that a high-end clothing store had signed a lease to occupy the old Bijoux Bistro space. Jennifer named a few of the vacant spaces to include the old Agave Azul building as well as the old Pino Gelato building.

Meeting Adjourned

- Hilarie Taylor made a motion to adjourn the meeting at 4:34pm. Chris Uriarte seconded the motion with all members being in favor.