

Bayway Isles Homeowners Club, Inc.

5650 Leeland Street South ♦ St. Petersburg, Florida 33715-1637 ♦ Phone (727) 867-7586

MINUTES OF THE ANNUAL MEETING OF THE VOTING MEMBERS AND THE BOARD OF DIRECTORS OF THE BAYWAY ISLES HOMEOWNERS CLUB, INC.

November 6, 2023

The annual meeting of the members of the Bayway Isles Homeowners Club, Inc. was held at Point Brittany Resident's Club on Monday, November 6, 2023, at 6:10 PM. The meeting was called to order by President Mike Galinski. Thirty-three (33) residents and two guests (Security Supervisor Angel Guadalupe and SPPD Officer Dianeka Jones) also attended. All Board members were present.

President Galinski welcomed the membership. He thanked the volunteers who helped support the Association over the past year, including all the Board and Committee members. Mike Galinski announced the unfortunate death of long-time board member Travis Jarmin. New residents were asked to stand and introduce themselves.

It was announced District 1 SPPD Officer Dianeka Jones was the CONA 2022 Community Service Officer of the Year, having been nominated by Travis Jarmin. Officer Jones stated the City added a Traffic Enforcement Officer on Pinellas Bayway to issue traffic citations. There have been one hundred and fifty speeding citations issued. She mentioned that while we do not experience much crime due to the excellent work of Angel and the other guards, it is still a good idea to ask neighbors to retrieve packages to avoid theft and lock all automobiles when not in the garage.

A motion to waive the reading of last year's meeting minutes was made by Bill Tremper, seconded by Trudy Barker. President Galinski called for a vote; it passed unanimously by voice vote. It was noted that copies of all meeting minutes are posted on the Bayway Isles Residents website at <https://bayway.org/forum>.

Vice-President Ron Jarush praised Angel Guadalupe and the other guards for their excellent service to Bayway Isles. He further mentioned that having this service makes Bayway Isles unique and dramatically enhances the property values. AHS is being retained to provide Security Services for another year.

Treasurer Ron Forbes presented the annual financial results for the 2022-23 fiscal year and the proposed 2023-24 budget. The Association raised the annual assessment by \$95.00 per developed parcel for the upcoming year, primarily to cover increased guard costs due to the continuing impact of Florida Amendment 2, the \$15 Minimum Wage Initiative, the tight labor market resulting in a competitive employment situation, and inflation. It was noted we can expect to see our entryway contractor costs increase again next year due to the impact of the Florida Minimum Wage initiative alone. Year-end financial statements can be found on the <https://bayway.org/forum> website.

President Galinski acknowledged the members of the Nominating Committee for their work in creating a candidate slate. Mike then presented the Board of Directors slate for 2023-24. The floor was opened for additional nominations. There being none, Mike Galinski moved to accept the candidate slate as presented. The motion was seconded by Jaclyn Turner, and the Board candidates were elected unanimously by acclamation.

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HOMEOWNERS CLUB, INC.

Lanya Massman presented an update on the Landscaping. A more comprehensive service agreement was negotiated with a new contractor, effective November 1, 2023. The declining condition of the entrance was attributed to failures with the irrigation system, which was corrected in October. Dead bushes, mulch and flowers were replaced around the guard house. The plants in the Bayway 2 medians have matured to a point where they extend beyond the median curbs. The new service agreement provides routine trimming to keep the plants within the confines of the medians, with the first trimming service to be performed on November 7. The sable palms were trimmed in October. The 2023-2024 budget provides for two flower plantings at the entrance.

Torrie Jasuwan gave a brief update for the Bayway Isles Social Club and encouraged all members to join and attend the upcoming Holiday party. Torrie had enrollment information available for anyone who wanted to join. Interested members can contact either Torrie or Lisa Lee.

During Open Forum, Richard Hodor mentioned that Travis Jarmin was the board member he contacted to discuss various questions that arose. He asked who would be the main point of contact in the future. Ron Jarush suggested owners contact the committee chair for the appropriate committee to oversee the concern or contact him.

There were no other questions or concerns from the attendees. The Membership Meeting adjourned at 6:42 PM.

EXECUTIVE SESSION:

Immediately after the Annual Meeting, the Board of Directors held a Board meeting to designate the officers of the Board and Executive Committee members. The Board members for next year are Mike Galinski, Kevin Vetter, Ron Forbes, Jaelyn Turner, Ron Jarush, Lanya Massman, Anne Morris, and Kathy Whittemore. Ron Jarush asked for a vote to accept the designated Executive Committee members: Mike Galinski/President, Ron Jarush/Vice President, Ron Forbes/Treasurer, and Lanya Massman/Secretary. Mike Galinski called for a motion to vote for the officers as slated; Ron Forbes seconded it. All were in favor. Contact information for Board and Committee members is attached and is posted on the Residents' website.

Lanya Massman presented a Resolution to change Item 18 of the Architectural Standards and Guidelines to modify the language to remove the words "*excluding trees*" from the waterfront yard visibility view area. The St. Petersburg City Code allows protected trees to be planted within the visibility view area. The proposed Resolution prohibits planting trees within the visibility view area since tree canopies impede waterfront views. There was discussion about having a visual diagram to assist with defining the visibility view area; a diagram was presented, and it was decided to include the words "three feet in height" and remove "6 ft. chain link fence" on the diagram. It was also decided to post the color-coded maps of all Bayway lots depicting waterfront and non-waterfront lots on the Bayway Isles Residents website at <https://bayway.org/forum>. Lanya motioned to accept the Resolution, including the modified visibility area diagram; Kevin Vetter seconded it. Mike Galinski called for a vote. All were in favor.

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The Board Meeting adjourned at 7:28 PM.

Respectfully submitted,

/s/ Lanya Massman
Secretary

Attachments:

- 1 – 2023-2024 Proposed Budget
- 2 – Nominating Committee Report
- 3 – Board and Committee Members for Fiscal Year 2023-2024

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FY '22-'23 Financial Results [*]					
Row#	Category	2023 Budget	2023 Actual	2023 Variance\$	2024 Approved Budget
1	44000 Operating Income				
2	44100 Annual Assessment Income	226,373	225,765	-608	246,560
3	44300 Uncollected Assessments	-2,215		2,215	-2,405
4	46400 Other Types of Income				
5	46405 Interest Earned - Chase Bank	50	1,533	1,483	4,550
6	46410 Recovered Past Assessments	2,198		-2,198	159
7	46420 Late Interest	75	101	26	100
8	46430 Recovered Legal Fees	3,500	362	-3,138	14,089
9	46440 Late Fees & Other Costs	1,000	249	-751	1,000
10	46470 Estoppel Fees	3,000	3,408	408	3,887
11	TOTAL INCOME	233,981	231,417	-2,564	267,940
12	62000 Operating Expenses				
13	62610 Guard Services	182,500	186,214	3,714	209,875
14	62640 Gate Supplies/Repairs	4,500	6,368	1,868	4,500
15	62650 Electrical Utility - Duke	1,807	1,965	158	2,008
16	62660 Water/Sewer Utility - St. Pete	1,589	1,557	-32	1,459
17	62670 Phone Service - Spectrum	468	480	12	468
18	62720 Landscaping & Fountains				
19	62730 Fountain Maintenance	2,100	1,217	-883	1,900
20	62740 Gate Area Landscape Maint.	4,700	4,620	-80	4,400
21	62750 Bayway-2 Median Maint.	4,650	6,311	1,661	10,250
22	65100 Other Types of Expenses				
23	65110 Bank, Web, Software, CPA	1,125	2,489	1,364	2,434
24	65120 Insurance - Liability/D&O/Crime	5,027	4,247	-780	4,500
25	65130 Legal Fees & Court Filing Costs	5,500	8,017	2,517	7,500
26	65170 Printing/Postage/Off. Supplies	500	990	490	500
27	65180 Fees/Dues/Meetings	2,200	746	-1,454	900
28	65185 Holiday Decorations & Storage	1,200	0	-1,200	425
29	65190 IRS Taxes	1,067	1,111	44	1,514
30	TOTAL OPERATING EXPENSE	218,933	226,331	7,398	252,633
31	67000 Reserve Contributions**				
32	67100 Capital Contribution to Reserve	15,000	5,000	10,000	15,000
33	TOTAL EXPENSE & CONTRIBUTION	233,933	231,331	-2,602	267,633
34	NET INCOME / LOSS	\$48	\$86	38	\$306
*preliminary					
Bank Account Balances					
		Oct'20	Oct'21	Oct'22	Oct'23
	Capital Reserve Account	95,473	110,492	125,514	5,527
	Certificate of Deposit (CD)	0	0	0	151,489
	Operating Accounts (2)	75,840	78,310	83,988	57,572
	Total	\$171,313	\$188,802	\$209,502	\$214,588

**The budget of the Association provides for reserves for a restricted capital improvement fund and an unrestricted contingency fund, subject to limits on funding contained in our governing documents. Because the owners have not elected to provide for reserve accounts pursuant to Florida Statutes section 720.303(6), these funds are not subject to the restrictions on use of such funds set forth in that statute, nor are reserves calculated in accordance with that statute. For reserve accounts for capital expenditures and deferred maintenance that may result in special assessments, owners may elect to provide for reserve accounts pursuant to the provisions of Florida Statutes section 720.303 (6), upon approval of not less than a majority of the total voting interests of the Association.

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Pursuant to Florida Statue Chapter 720, and parts thereof, the following nominees have qualified and agreed to faithfully discharge their fiduciary responsibility, to devote the time and effort required to uphold the Association's Declaration of Covenants, Articles of Incorporation, Bylaws, Rules, and Regulations ("Governing Documents") and all amendments thereto as well as all current policies, to the best of their ability.

The following is the Nominating Committee's Recommended
SLATE FOR THE BOARD OF DIRECTORS
BAYWAY ISLES HOMEOWNERS CLUB
2023-2024

Ron Forbes
Mike Galinski
Ron Jarush
Anne Morris
Lanya Massman
Jaclyn Turner
Kevin Vetter
Kathy Whittemore

Respectfully submitted,
Kathy Saunders
November 6, 2023

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Bayway Isles Board of Directors 2023-2024

(*executive committee)

*Mike Galinski, President mg@g.enterprises (727-432-4100)

*Ron Jarush, Vice President bwiron365@gmail.com (727-432-4129)

*Lanya Massman, Secretary bwilanya1@gmail.com (314-330-5828)

*Ron Forbes, Treasurer bwibod@gmail.com (727-916-7565)

Anne Morris, Chair, Deed Restrictions Compliance Committee bwianne8@gmail.com (813-766-4800)

Jaclyn Turner, Chair, Membership Committee bwijaclyn@gmail.com (727-458-8306)

Kevin Vetter, Building Review Committee kevin@vetterisbetter.com (727-400-7919)

Kathy Whittemore, Bldg Review & Landscaping Committee kathwhitt0322@gmail.com (727-480-5625)

Committees

Building Review Committee:

Ron Jarush, Chair

Reviewers

Kristin Billings kbillings@highlandrealty.com (720-373-4362)

Lanya Massman

Anne Morris

Kevin Vetter

Kathy Whittemore

Documentation

Ron Forbes

Deed Restrictions Compliance Committee:

Ron Jarush, BWI Board of Directors

Compliance Committee Advisor

Anne Morris, Chair

Area A Lead – Leeland St, 58th, 59th, 60th

Kathy Whittemore

Area B Lead – 51st, 61st, 62nd

Jaclyn Turner

Area C Lead – BWI2

Kevin Vetter

Membership Committee:

Jaclyn Turner, Chair

Landscaping Committee:

Lanya Massman, Chair

Jaclyn Turner

Kathy Whittemore

Security Committee:

Ron Jarush, Chair

Finance Committee:

Ron Forbes, Treasurer

Lanya Massman, Auditor