

# *Bayway Isles Homeowners Club, Inc.*

5650 Leeland Street South ♦ St. Petersburg, Florida 33715-1637 ♦ Phone (727) 867-7586 ♦ [www.baywayisles.com](http://www.baywayisles.com)

## MINUTES OF THE BOARD MEETING

Date: September 14, 2023 - Time: 6:05 PM – 6:35 PM

Meeting Location: Online (Zoom) link: <https://bayway.org/board>

Meeting Notices: Posted at the entryway, emailed to owners, and posted on the BWI Forum Calendar

### Agenda:

1. Welcome - President Galinski
2. Budget Review and Annual Assessment:
  - Budget Review
  - 2022-23 Budget performance (Forbes).
  - Impact of Florida's Minimum Wage Law on Guard Service Cost (Jarush).
  - Landscape Improvements (Massman).
  - 2023-24 Budget proposed plan (Forbes).
  - Annual assessment (discussion and Board vote)
  - Complete and file the BWI maintenance assessment notice with the Clerk of the Court (Jarman).
  - Mailing of notice of annual member meeting and maintenance fee assessment (Forbes).
3. Annual Meeting Planning:
  - Proposed: Nov. 6, 2023, 6:00 PM Point Brittany
  - Board vote
  - Nominating Committee TBD
4. Open Forum (All)
5. Adjourn (Galinski)

### Board Members Present:

President Mike Galinski

Treasurer Ron Forbes

Assistant Treasurer Kevin Vetter

Membership Chair Jaclyn Turner

Secretary Kathy Whittemore

Building Review, Compliance, and Security Chair Ron Jarush

### Board Members Excused:

Vice President Travis Jarman

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## Minutes:

The meeting was called to order by President Mike Galinski at 6:05 PM.

Homeowners attending by ZOOM were acknowledged and thanked for their participation in the Association.

Ron Forbes reviewed the 2022-23 budget performance. We anticipate ending the year with a small deficit of \$2,534 (.02% of the budget), due to purchasing a new A/C unit for the guard house and increased legal fees. A copy of the supporting details for the agenda, including the budget information and other information presented at the meeting is available on the residents-only website via the meeting link above.

The 2023-24 budget was proposed and discussed. Ron Jarush noted that there will be an increase in the guard expenses due to the new higher State of Florida increased wage guidelines (8%), increases in FICA and insurance (3%), and inflationary costs to Angels company (3%). Total increase of 15%. It's been reported by local real estate agents that a manned guard entryway increases property values by up to 40%.

To ensure we are receiving the best available service for the price, other security guard companies were investigated last year and Angel Eyes Co., our current provider, was the lowest bidder.

Lanya Massman reported for the Landscape Committee, made up of Jaclyn Turner, Kathy Whittemore, and herself. There have been complaints from residents about the landscaping and turf at the entryway, fountains, and Bayway Isles Unit 2 island medians. Part of the problem at the entrance was the sprinklers were being turned off, possibly by Point Brittany. The landscaping costs should be on budget for this year. We are working on a completely new design for next year. There needs to be an increase in the budget for the maintenance of the Bayway II medians, which have now matured and require more pruning. In order to provide funds to power wash the fountain urns at the front gate on a quarterly basis, Ron Jarush suggested we add \$1,000 (\$250 x 4 times a year) to the fountain maintenance budget and offset this with a \$1,000 reduction in legal expenses. Therefore the total landscape/fountain maintenance will be budgeted at \$16,500.

Ann Morris has agreed to oversee the fountain maintenance at the front entrance going forward.

There will be the usual \$15,000 we deposit each year into our capital account, for deferred maintenance projects.

In order to achieve a balanced budget for 2023-2024, the proposed assessments for the upcoming fiscal year will increase by \$95.00:

### Unit 1:

Developed homesites \$1165.00

Undeveloped lots \$570.00

### Unit 2:

Developed homesites \$1240.00

Undeveloped lots \$645.00

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The motion to accept the 2023-2024 proposed budget as discussed was made by Ron Jarush and seconded by Jaclyn Turner. The board voted unanimously to approve the budget for the upcoming fiscal year.

A motion to levy the assessment for 2023-2024 was made by Ron Jarush, and seconded by Kathy Whittemore. During the discussion, no objections were raised by the owner attendees. The motion passed unanimously.

The BWI maintenance assessment notice will be completed and filed with the Clerk of the Court. Ron Forbes will mail the annual newsletter and assessment invoices to residents in October.

A discussion about the annual meeting followed. The only date available within our timeframe for the Residents' Club Ballroom at Point Brittney is Monday, November 6<sup>th</sup> at 6:00 P.M. Also, it was agreed that the wine and cheese tradition should be continued. A budget of \$400 for wine and cheese was set. It was noted the cost of the rental of the Resident's Club venue is \$250. A motion to set Monday, November 6<sup>th</sup>, 2023 for our annual membership meeting was made by Ron Jarush and seconded by Ron Forbes. The motion passed unanimously.

The floor was open to questions or comments from the owner members present.

Steve Clark asked if the flowers couldn't be replaced more than twice a year. We are an upscale neighborhood and most other similar neighborhoods replace them more often. No change in the financial plan was made. Lanya Massman will address Steve's concerns separately.

President Galinski thanked everyone for attending. There being no further business or discussion, the meeting was adjourned at 6:35 P.M.

Respectfully submitted,

Kathy Whittemore  
Secretary  
Bayway Isles Homeowners Club, Inc.

	A	B	C	D	E	F	G	I	K	O	
1	Bayway Isles Homeowners Club, Inc.						Nov 1 '22 - Aug 31 '23	Nov '22 - Oct '23	Nov '22 - Oct '23	2023-2024	
2	Annual Budget: Final 9/17/2023						Actual	FY Estimate	Budget	Proposed Budget	
3	Income										
4	44000 · Member Assessments										
5	44100 · Annual Assessment Income						225,765	225,765	226,373	246,560	
6	44300(46450) · Uncollected Assessments						0	0	-2,215	-2,405	
7	Total 44000 · Member Assessments						225,765	225,765	224,158	244,155	
8	46400 · Other Types of Income										
9	46405 · Interest Earned - Chase Bank						41	1,539	50	4,550	
10	46410 · Recovered Past Assessments						0	0	2,198	159	
11	46420 · Late Interest						101	101	75	100	
12	46430 · Recovered Legal Fees						362	362	3,500	14,089	
13	46440 · Late Fees & Other Costs						249	249	1,000	1,000	
14	46460 · Returned Check Charges						0	0	0	0	
15	46470 · Estoppel Fees						3,109	3,408	3,000	3,887	
16	Total 46400 · Other Types of Income						3,862	5,659	9,823	23,785	
17	Total Income						229,626	231,424	233,981	267,940	
18	Expense										
19	62000 · Operating Expenses										
20	62600 · Entryway Operation										
21	62610 · Guard Services						152,714	182,500	182,500	209,875	
22	62640 · Gate Supplies/Repairs						5,218	5,500	4,500	4,500	
23	62650 · Electrical Utility - Duke						1,575	1,969	1,807	2,008	
24	62660 · Water/Sewer Utility-St. Pete						1,325	1,382	1,589	1,459	
25	62670 · Phone Service						400	478	468	468	
26	Total 62600 · Entryway Operation						161,233	191,829	190,864	218,310	
27	62720 · Landscaping & Fountains										
28	62730 · Fountain Maintenance						75	1,217	2,100	1,900	
29	62740 · Gate Area Landscape Maint.						2,820	3,420	4,700	4,400	
30	62750 · Bayway-2 Median Maintenance						3,550	4,650	4,650	10,250	
31	Total 62720 · Landscaping & Fountains						6,445	9,287	11,450	16,550	
32	Total 62000 · Operating Expenses						167,678	201,115	202,314	234,860	
33	65100 · Other Types of Expenses										
34	65110 · Bank, Web, Software, CPA Exp.						2,098	2,476	1,125	2,434	
35	65120 · Insurance - Liability/D&O/Crime						4,247	4,247	5,027	4,500	
36	65130 · Legal Fees & Court Filing Costs						7,998	8,100	5,500	7,500	
37	65150 · Bad Debt - Uncollectible						0	0	0	0	
38	65170 · Printing/Postage/Off. Supplies						229	500	500	500	
39	65180 · Fees/Dues/Meeting Expenses						545	860	2,200	900	
40	65185 · Holiday Decorations & Storage						0	500	1,200	425	
41	65190 · IRS Taxes						1,111	1,111	1,067	1,514	
42	Total 65100 · Other Types of Expenses						16,228	17,794	16,619	17,773	
43	67000 · Reserve Contributions										
44	67100 · Capital Contribution to Reserve						0	15,000	15,000	15,000	
45	Total Expense						183,906	233,909	233,933	267,634	
46	Net Income (or Loss)						45,721	-2,486	48	306	
47											
48	<b>FY 2022-2023 SOURCE OF FUNDS: ASSESSMENTS</b>						<b>FY 2023-2024: SOURCE OF FUNDS: ASSESSMENTS</b>			<b>ASSESSMENT '23-'24</b>	
49	Bayway-1 = \$1070 per 150 improved lots						Bayway-1 = \$1,165 per 150 improved lots			\$1,165	174,750
50	Bayway-1 = \$475 per 1 undeveloped lot						Bayway-1 = \$570 per 1 undeveloped lot			\$570	285
51	Bayway-2 = \$1145 per 53 improved lots						Bayway-2 = \$1,240 per 53 improved lots			\$1,240	65,720
52	Bayway-2 = \$550 per 9 undeveloped lots						Bayway-2 = \$645 per 9 undeveloped lots			\$645	5,805
53	<b>TOTAL ASSESSMENTS (213 Lots)</b>						<b>TOTAL ASSESSMENTS (213 Lots)</b>				<b>246,560</b>
54											
55	<b>Bank Account Balances:</b>						<b>Oct'20</b>	<b>Oct'21</b>	<b>Oct'22</b>	<b>Oct'23</b>	
56	Capital Reserve Account						95,473	110,492	125,514	TBD	
57	Certificate of Deposit (CD)						0	0	0	151,489	
58	Operating Accounts (2)						75,840	78,310	115,259	TBD	
59	<p>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.</p>										