

**Byrnwyck Village  
Annual Homeowners Meeting (Minutes)  
October 30, 2005**

A regular meeting of the Byrnwyck Homeowners Association was called to order at 1:10 p.m., on Sunday, October 30, 2005, at the home of Lee di Paci at 16302 Byrnwyck Lane. The president (Bruce Derby) was in the chair and the secretary (Betty Trava) was present. In attendance were 14 voting individuals and 8 proxies (list available through the secretary). A voting quorum was established (17 required). The minutes from the 2004 annual meeting were approved.

**State of the Treasury:**

Susan Hare, treasurer, pointed out some of the interesting items from 2005 as well as presenting the proposed budget for calendar year 2006.

The purchase of new Byrnwyck entrance signs was accomplished economically during the year thanks to a very special deal provided by Sign Solutions – the Neave family. Thanks also go to Patty Jeffords who worked with Ron Neave to define the fonts/letter sizes. Byrnwyck's signs are now generally acknowledged to be the nicest looking in the Eagles. Thank you so much Ron and Patty.

Susan advised that the association has been tracking to budget including the reserves, which have increased on schedule to be able to repave our roads. Total reserves are projected to be approximately \$16,000 by December 2005 and \$18,900 by December 2006. Road repavement quotes received two years ago totaled approximately \$23,000 so at our present savings rate the money should be available within 4 to 5 years even with repavement costs expected to rise.

Susan indicated that Byrnwyck FY2005 annual dues are \$300 and are due no later than December 31, 2005, (early payment is appreciated). Lee di Paci made a motion to accept the Treasurer's report and it was unanimously approved.

**Committee Reports:**

Landscape committee: Bruce Derby reported that no major enhancements were expected.

Covenant committee: Channing Applegarth reported that the covenant committee was formed so that more members of the board could be involved in covenant enforcement decisions. The committee is made up of three individuals: Channing Applegarth, Susan Hare, and Betty Trava.

## **Election of Directors:**

The nominating committee (Channing Applegarth, Patty Jeffords, Lee di Paci,) spokesman (Lee di Paci) nominated the following board of directors slate: Channing Applegarth, Bruce Derby, Larry DeClercq, Susan Hare, Patty Jeffords, Lee di Paci, and Betty Trava, Jim Timko left the board.

In addition to the above board slate, nominations were requested from the floor. Bill Conway placed his name in nomination. Bruce pointed out that if we maintained the present 7 directors, we would only need a quorum of 4 at our board meetings but if we increased the number of directors to 8, we would need a quorum of 5 which historically has been hard to get. No motion was made to increase the number of directors to 8 so an election was held to determine who would fill the available director positions.

There were 8 candidates for the 7 director positions open. The slate of 7 directors as presented by the Nominating Committee was elected by ballot. Thanks are extended to all who were willing to serve on the board.

Note: following the annual meeting a directors meeting was held to elect the officers. The officers will remain the same for 2006: President – Bruce Derby, Vice President – Channing Applegarth, Treasurer – Susan Hare, Secretary – Betty Trava.

## **Old Business:**

In last year's meeting a motion passed to add an 18 mph sign at the front entrance. This was accomplished.

## **New Business:**

Garage doors should be kept closed when not in use. The Haber's had a computer stolen from their garage and someone was home at the time – pretty brazen stuff.

Bill Conway expressed interest in volunteering for projects in the community. Lee di Paci asked Bill Conway if he would be interested in taking over the organization of several Byrnwyck outings and Bill Conway agreed. The outings include:

- The Devil Rays Baseball Game
- The Eagles Golf Tournament
- The annual outing at Tampa Bay Race Track

The subject of picking up after dogs was discussed. Most people pick up after their dogs but more attention is needed by a few. Please make the Byrnwyck board aware of any violations that you are aware of. Thanks in advance.

Master Association general information (mostly provided because your president is also the president of the Master Association):

Security will use radar guns to catch speeders racing through the Eagles on Nine Eagles Drive. "Outsiders" may be using Nine Eagles as a short cut. The speeding is especially notable at our end of Nine Eagles Drive.

We are all tired of power outages but Leslie Gold in Byrnwyck is doing something constructive about it for the Eagles Master Association. She is keeping a diary of the dates, length of time and the number of outages. She documented 15 outages in the last 3 months. She is also getting friends in the neighboring communities to document how often they experience outages. This is to be able to present TECO with evidence that the Eagles has had more than its share of outages. The main problem is that TECO doesn't think it IS an outage if it doesn't last more than 5 minutes. They don't even try to track the brief interruptions and then assert that all communities probably experience them equally. And they are wrong.

The rear entrance port-a-potty will shortly be replaced with a bathroom for the guards.

We have been without a flag on the cell tower for quite some time. Mark Clements has been coordinating the replacement effort for the golf course and hopefully the problem will be resolved soon. The new flag is actually on site. But now the reason given for the delay is that T-Mobile needs to fix the flag raising mechanism.

Nine Eagles Drive will be repaved early in 2006 – perhaps as early as January.

Patty Jeffords made a motion to adjourn at 2:20 pm. The motion passed unanimously.