

Botany Bayou Homeowner's Association Board Meeting
Botany Bayou Architectural Review Board
Meeting Minutes
2-19-2026 4PM Central Time

I. Call to Order

a. Kevin Flockton called the meeting to order at 4:00 p.m. A quorum was established.

II. Attendance

- a. Kevin Flockton – President
- b. Ken Price – Vice President
- c. David Lamon – Secretary (not present)
- d. Lyndon Jackson – Member at Large
- e. Mark Mansfield – Treasurer
- f. Jim Ruhlman

III. Review and Approval of 1-15-2026 Meeting Minutes

a. A motion was made by Ken, seconded by Mark, and passed unanimously to approve the minutes.

IV. Treasurer's Report

- a. Annual dues transitioned from quarterly to annual billing.
- b. Outstanding assessments and collection procedures were discussed.
- c. Emergency and operating fund balances were reviewed.
- d. Drainage expense was noted as the only unusual expenditure this period.
- e. Future funding allocations for contingency and operations were discussed.

V. Architectural Review Board

a. No new business.

VI. Old Business

- a. Landscape: Quote received for paver work around the pool deck, parking lot, and dock. Vendor being considered to address leaf accumulation in the pool. Tree trimming vendors under review.
- b. Drainage: Harmony met with drainage contractors and will continue coordinating as needed.
- c. Pool: Discussion held regarding potential pool contractor options and inspection compliance.
- d. Yards: Violations addressed as needed; Harmony monitoring.
- e. Harmony Update: Letters of Intent to Lien issued; Harmony monitoring and will take further action as required. Rust on mailboxes and driveways to be addressed..

f. Rental Request – 160 Grand Flora Way: Tenant background check completed pursuant to the rental amendment. A motion was made by Ken, seconded by Mark, and passed unanimously to approve the rental request.

VII. New Business

a. Florida law regarding artificial turf in front yards noted; Board will monitor.

b. Lift station screening discussed. Landscaping concept to be developed and bids obtained.

c. Personal items left at the community dock; reminder communication was sent to owners.

d. Mailbox status: Tabled.

e. Neighborhood Garage Sale: Scheduled for April 18, 8:00 a.m. – 2:00 p.m.; rain date April 25. A motion was made by Ken, seconded by Mark, and passed unanimously to approve.

f. Board Election Update: Ballots and proxies to be mailed mid-March. Quorum requirement is 33%.

g. Member Communication: Discussion regarding improved agenda visibility and draft minutes prior to formal approval at the next meeting.

h. Yates Pool Removal Request: Owner request to remove pool discussed. Restoration requirements and deposit policy reviewed. Reminder communication regarding contractor rules to be sent to owners.

VIII. Adjournment

a. A motion to adjourn was made by Lyndon, seconded by Ken, and passed unanimously.