

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Meeting

April 26th, 2018

1. CALL TO ORDER

President Jill Foutz called the meeting to order at 6:35 p.m. at Unit 7.

2. Quorum Established

A. Board Members

Jill Foutz, Carol Buehrle, Steve Finkle

B. Others Present

Don and Joanne McCrae, Floyd Jackson. (No representative from Shadowlakes present.)

4. APPROVAL OF MINUTES

The minutes of the April 3rd meeting were approved as submitted.

5. FINANCIAL REPORT

Treasurer's report as follows:

A. Total Assets as of April 26th 2018

B. Operating \$ 27,871.03

C. Reserves \$ 33,242.92

D. Delinquencies or Liens (not discussed at this meeting

E. Internal audit continues by Carol Buehrle, Treas. Investigating why JB Lawns was paid for three weeks last September and Kuhlman paid for all of September. Note: Hurricane Irma on September 10th.

6. PRESIDENTS REOPRT

- Board interviewed new owners of Unit #8, Giulio & Darlene Musciano. Application Approved.
- Certified Letter to terminate services of WSI mailed on 4/25 and received on 4/27. Monitoring their container should they remove it without acknowledgement of letter. Solar Sanitation has

been selected to replace vendor. They will start service immediately if necessary or as late as November, 2018 should we not be able to get out of the flawed contract with WSI.

- Property appraisal for our insurance is due. Deferred to Ameri-Tech after June 1st.

7. OLD BUSINESS

- Roof repair/replacement of unit 23 deferred to Ameri-Tech after June 1st.
- Water supply line replacements deferred to Ameri-Tech after June 1st.
- GoGladly.com website will end in May after Ameri-Tech website is launched.
- Pool deck furniture repair/replacement pending Treasurer investigating repair order by Shadowlakes in May, 2017. Currently unable to find evidence of repairs completed. Furniture still shows evidence of vandalism by minor living in unit #2.

8. NEW BUSINESS

- Shadowlakes Property Management and Bay Pointe Condominium Association will end business relationship effective May 31st, 2018.
- Ameri-Tech Community Management, Inc., will assume management of Bay Pointe effective June 1st, 2018. Contract has been signed by the BOD. Transition has commenced.
- Former Secretary, Floyd Jackson, will provide minutes from Board meetings during his term.
- The Board will solicit bids from three vendors for dryer vent cleaning. Information will be provided to owners for their consideration. The Board will consider making dryer vent cleaning a budget item for 2019 for routine preventative maintenance.
- It's All Good Lawn service company has been doing a great job so far. The Board will consider signing a one year contract effecting June 1st, 2018.
- Steve Finkle will represent Bay Pointe for developing the new website with Ameri-Tech.

9. NEXT MEETING DATE. The next monthly Board meeting is tentatively scheduled for May 24th at 6:30 p.m., at Unit 7

- A Special meeting to introduce Ameri-Tech Community Management Company to Bay Pointe owners is scheduled for Thursday, May 3rd, 2018 at 6:00pm, Unit 7.

SECRETARY'S CERTIFICATE

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Steve Finkle, Secretary

Date