

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Meeting

April 3, 2018

1. CALL TO ORDER

President Jill Foutz called the meeting to order at 6:30 p.m. at Unit 7.

2. Quorum Established

A. Board Members

Jill Foutz, Carol Buehrle, Steve Finkle

B. Others Present

Larry Fineout. No representation from Shadowlakes Property Management

4. APPROVAL OF MINUTES

The minutes of the February 22, 2018 meeting were approved as submitted.

5. PRESIDENT'S REPORT

- The president will draft a letter to Waste Connections, aka WSI, aka Progressive, to terminate our current contract in advance of the 11/1/2018 expiration date, to be effective 5/31/2018. Sighting breach of contract issues including, failure to comply with FL Statute requiring 30-60 days advance notice by vendor of pending auto renewal of contract in August of 2013, failed pickups, dumpster fence damages and excessive increases of monthly charges. Our concerns have been forwarded to the FL AG office of Pam Bondi, for review. We have received several service offers from other vendors and we would like to have a new vendor in place on June 1st.

6. OLD BUSINESS

- Mario Calandrino has resigned his position on the Board of Directors as of March 13th, 2018. The current Board will be soliciting for a replacement Board member in the near future.
- Our new lawn service company has been servicing our property since March 1st, under a 90 day trial period. We have seen positive results from this new company. A letter is being sent to It's All Good Landscaping to address our observations and concerns. The Board will solicit two additional bids and plan to award a contract effective June 1st, 2018.
- Roof repair issues with unit 23. New owner Larry Fineout gave the Board a briefing about his experience with Shadowlakes on necessary repairs to his roof. Larry was at the Shadowlakes office and was advised his unit was slated for a roof replacement. His unit has multiple leaks,

rotted roof decking and damage to roof trusses. Shadowlakes sent a roofing company to patch a small area on the SW roof without advance notice to Mr. Fineout or approval from the Board for the \$550.00 repair. The Board will solicit bids for a contractor to assess the condition of this roof including repairs or replacement.

- The Board approved GoGladly.com as our new community webhost at a cost of \$14.00 per month. www.BayPointeVillas.com is now in beta development and being tested by Board members. Our goal is go live and invite all 23 unit owners and renters to join the community website no later than June 1st, 2018.
- Condo water supply line valves are in serious disrepair. The Board will solicit bids to replace all of the original public water supply line valves that have not yet been replaced to date. We believe 21 of the 23 unit valves are original.

7. NEW BUSINESS

- We are attempting to recover damages to our pool furniture that was deliberately caused by a minor living in unit #2. Furniture webbing was sliced by a sharp instrument and the furniture was thrown into the pool by a group of unsupervised teenagers. This occurred during the tenure of the previous Board.
- Pool furniture repair or replacement pending the outcome of the previously mentioned efforts. The pool deck needs to be pressure washed and cracks in the surface caulked until a permanent repair or replacement of the pool deck can be addressed.
- Motion approved to reimburse Steve Finkle for monthly website hosting fee of \$14.00 to GoGladly.com and to be reimbursed \$35.98 for the Clean up After Your Dog signs. Invoices to be forwarded to Shadowlakes.
- Motion approved to reimburse the Treasurer and Secretary for any office supplies they need to purchase for Bay Pointe Villas Condominium Association related business. They have been instructed to forward invoices to Shadowlakes for payment.

NEXT MEETING DATE

- The next monthly Board meeting is scheduled for Thursday, April 26th at Unit #7 at 6:30 p.m.

8:30 p.m. Meeting adjourned.

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