

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Meeting

February 22nd, 2018

1. CALL TO ORDER

President Jill Foutz called the meeting to order at 6:35 p.m. at Unit 16.

2. Quorum Established

A. Board Members Present

Jill Foutz, Mario Calandrino, Carol Buehrle, Steve Finkle, Alan Bieling (absent, working)

B. Others Present

None; No owners present and no representative from Shadowlakes Property Management.

4. APPROVAL OF MINUTES

The minutes of the January 25th, 2018 meeting were approved as submitted.

5. PRESIDENTS REPORT

- Jill Foutz presented documentation supporting the decision to change our insurance coverage back to American Coastal Insurance Co. Better coverage, lower deductible and an annual cost savings of \$2,398.00. Discussion ensued regarding the decision of property manager to change to Heritage two years ago without Board approval. Jill has supporting documentation.
- Our trash contract auto renewed in November of 2013 for 60 months. This is in violation of our condominium declaration, forbidding auto renewals of not more than 36 months. Florida Statute 501.603 dated 2012, also mandates vendors to advise customers of pending auto renewal in advance to avoid auto renewals if so desired by the customer. Therefore we believe there are grounds to terminate our contract with our current vendor prior to the end of the current contract in November. Our current vendor has been quietly increasing our monthly service from \$215.00 to \$424.00 in January. Mario has contacted the FL Attorney General's office regarding our contract with this vendor. Mario is also requesting bids to change vendors going forward.
- It's All Good lawn service starts on March 1st. We will request a meeting with Richard Panella after 30 days, for his assessment of our properties condition and needs.
- Roof repairs necessary to close the sale of unit #23 in December of 2017, were never approved by the board, nor were any bids requested by property manager. These repairs exceeded the 250.00 threshold required for Board approval. This repair brought made us aware of rotting

trusses that had to be replaced. This raised a red flag as to the condition of other roof infrastructure that may have been compromised by leaks.

- We have slowly been receiving invoices for roof repairs and replacement as requested, from Shadowlakes. They rely on paper storage documentation and have told us invoices prior to 2016 are stored off sight and will take additional time to obtain.

6. OLD BUSINESS

- We had a good response to our request for updated contact information from our owners. We now have phone contacts for all 23 units and emails for 21 units. We will now move forward with a News Letter to be emailed by the end of March.
- Secretary will compile topics from Board, for the upcoming News Letter.
- Research continues in finding a Condominium Association website provider that will address our Association needs. We will need a message board for both owners and renters, space for our condo docs and Community Code, limited renter access to website, restricted access to the website for Bay Pointe Condominium owners and renters only. We expect to have a website up and running before the end of 2018. Until then, email will be used to distribute Bay Pointe News.

7. NEW BUSINESS

- Plans to consider security lighting, pool deck repairs or resurfacing and fencing (natural or artificial) tabled for future consideration while we assess our financial position and high priority repairs needed, such as roof issues, public water supply lines to all 23 units and pool furniture repairs and cleaning.

9. NEXT MEETING DATE. The next monthly Board meeting is tentatively scheduled for Thursday, March 29th, at 6:30 p.m., at unit 16.

8:35 p.m. Meeting adjourned.

SECRETARY'S CERTIFICATE

- These minutes were approved by the BOD at the March 29th, 2018 meeting.

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

Steve Finkle, Secretary

Date