

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Meeting

January 25<sup>th</sup>, 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, Mario Calandrino, Carol Buehrle, Steve Finkle, Alan Bieling (telephone)

B. Others Present

Don McCrae, Floyd Jackson

4. APPROVAL OF MINUTES

The minutes of the <date> meeting were approved as submitted.

5. FINANCIAL REPORT

6. MANAGERS REPORT

Shadowlakes Property Management Company did not attend this meeting

7. OLD BUSINESS

President Jill Foutz presented brief of John Kunnen request for short term vacation rental to members

Discussion ensued.

Vice-President Mario Calandrino: Duke to inspect their lines over the pond for vegetation obstructions

SWFTMD- Our pond is for water runoff retention. Consider subcontractor to cut back growth ten feet at a time as budget permits. Any Brazilian Pepper growth needs arborist to eliminate. Pond is in worst shape ever.

Water main supply line issues; Poor builder grade valves installed 1998-2000. Some valves buried in dirt. All old valves in need of replacement. Estimated cost of repairs approximately \$5,000.00

8. NEW BUSINESS

Suggested Board members compile a list of needs and wants to prioritize Association agenda going forward. Request al roof repair and replacement information, including contractor warranties, from Shadowlakes Property Management.

Motion to limit Shadowlakes Property authorized repairs to 1 billed hour and \$10.00 parts without Board approval, passed by unanimous vote. Treasurer will follow-up all expenditures with requests for detailed invoices to accompany al checks written by management company.

Jill authored termination letter to current Landscaper. New landscaper will begin on March 1<sup>st</sup>, 2018.

Board agreed that current Shadowlakes representative handling our account has made tactical errors, negatively affecting our Association, and current representation must change.

Consider hiring a new vendor to handle our repair and maintenance needs.

Topics for future meeting agendas for future meetings will be limited in order to give the time needed to properly address the needs of the Association. Agenda items may be tabled for future meetings in the interest of time constraints.

9. NEXT MEETING DATE.

The next monthly Board meeting is scheduled for February 22<sup>nd</sup> at 6:30pm at Unit 16.

Meeting adjourned at 8:50pm

These minutes were approved by the BOD at the February 22<sup>nd</sup> meeting\_\_\_\_\_

SECRETARY'S CERTIFICATE

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

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Steve Finkle, Secretary

Date