

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Meeting

July 17th, 2018

1. CALL TO ORDER

President Jill Foutz called the meeting to order at 5:05 p.m. at Unit 7.

2. Quorum Established

A. Board Members

Jill Foutz, Carol Buehrle, Steve Finkle

B. Others Present

Jenny Schoenfeld, Larry and Kim Fineout.

4. APPROVAL OF MINUTES

The minutes of the June 22nd meeting were approved as submitted.

5. PRESIDENT'S REPORT

- Attorney Dan Greenberg retained as Bay Pointe Counsel. Approved by the Board of Directors

5. FINANCIAL REPORT

- Treasurer's report as follows: No report submitted for this meeting.

A. Total Assets as of April 26th 2018

B. Operating \$ 27,871.03

C. Reserves \$ 33,242.92

7. OLD BUSINESS

- Landscape Contract Status: Need current vendor to detail bid, plus two additional bids needed.
- Pool furniture will be picked up for repair this week.
- Roof replacement for unit #23 and 4 attached garages. Bids currently being solicited.
- Community website status: Currently under construction. Meetings with IT ongoing.

8. NEW BUSINESS

- Occupancy questions with units #1 (roommates?) Unit #8 resolved. Owner's son.
- Solar Sanitation upgrade to side access container will add \$600.00 per year to our budget. BOD unanimously voted against this option.
- Gutter cleaning (320.00) and pool deck cleaning (160.00) bid by Maintenance Professionals of Tampa was approved by the BOD. **Have requested a bid to repair gutter downspouts.**
- New Attorney retained for Bay Pointe. See President's report.
- Paving Reserves. Several years ago Shadowlakes suggested we eliminate the paving reserves and convert to pool reserves. We have multiple paving issues related to lifting of the concrete creating a serious safety concern. The BOD will consider creating a new Paving Reserve fund. Possibly by dividing the pool reserves.
- Jenny was advised of a \$200.00 over payment to Shadowlakes, who billed us for half of June. Shadowlakes terminated our agreement effective May 31st, 2018. This must be refunded to Bay Pointe. Jenny has advised accounting.
- Suggestions to cancel our contract with Spectrum at the end of the current contract and have residents seek their own cable, or streaming services, to defray costs. The suggestion is to divert the current monthly fee \$39.00 per unit for basic cable, to reserve funds, which are underfunded. This is an effort to keep the monthly fees as low as possible.
- Pool pump failure. Board authorized emergency repairs. There also may be a leak in the plumbing as the pool water level is dropping faster than normal evaporation.

Meeting adjourned at 1945

9. NEXT MEETING DATE. The next monthly Board meeting TBA

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