

Baypointe Villas Condominium Association

Minutes of Regular Board of Directors Meeting

May 23<sup>rd</sup>, 2018

1. CALL TO ORDER

President Jill Foutz called the meeting to order at 6:34 p.m. at Unit 7.

2. Quorum Established

A. Board Members

Jill Foutz, Carol Buehrle, Steve Finkle

B. Others Present

Jenny Schoenfeld and Phil Colettis of Ameri-Tech, Mr. and Mrs. H. Scott of Unit 20

4. APPROVAL OF MINUTES

The minutes of the April 26th meeting were approved as submitted.

5. FINANCIAL REPORT & PRESIDENT'S REPORT

Reports tabled until next meeting in order to allow sufficient time for transition discussion with Ameri-Tech Community Management representatives.

7. OLD BUSINESS

- GoGladly website will be retained at \$14.00 per month until we have launched the BayPointeVillas.com website with Ameri-Tech. Some content will be retained from the GoGladly website and utilized on the new website.
- Pool Deck Furniture repairs and reimbursement. To date, we have had no cooperation from Shadowlakes in obtaining the police report. There is no official record of this incident in the past BOD minutes. We will proceed with repairs to the furniture and submit an invoice to the owners and renters of unit 2 for reimbursement.
- Floyd Jackson has delivered all documents from his tenure as BPVCA Secretary. These documents will be included with those documents acquired from Shadowlakes and stored at Ameri-Tech.

8. NEW BUSINESS

- Waste Connections, aka WSI and aka Progressive Waste Management, has agreed to release Bay Pointe Villas Condominium Association from our current (contested) agreement, effective May 31<sup>st</sup>, 2018. Solar Sanitation of Largo has been selected as our new solid waste vendor effective

June 1<sup>st</sup>, 2018. The contract has been executed and will be auto renew after 36 months. Solar Sanitation will provide a 6yd container with twice weekly pick-up for \$225.00 per month. There are no hidden fees and the cost is capped at a 3% annual increase, based on unexpected increases in dumping fees, should they occur.

- Phil Colettis will coordinate the swapping out of containers with Waste Connections and Solar Sanitation, in order to minimize the disruption of services to our community.
- We will consider securing our dumpster with a keyed or combination lock in the future, in order to curtail the flow of non-residents using our waste container for unauthorized dumping.
- We have also inquired about any recycling programs available with Solar Sanitation.
- There is a recycle center on Hamlin Blvd near the 4H Community Garden, for public use.
- Steve has been meeting with Josh Werner, Director of IT/Web Development at Ameri-Tech, for the purpose of building our new community website. We hope to be able to introduce the new website to Bay Pointe by the end of June. Once it goes live, expect some tweaking in order to customize the website for our specific needs.
- A motion to hire *Its All Good Landscaping* and put them under contract has been tabled. There are some concerns with service with respect to their proposal. They have been working in a temporary capacity since March 1<sup>st</sup>. Ameri-Tech will work with them for specifics of their proposal and consider a bid from the company now servicing Catalina Cove.
- We will consider new proposals for our pool maintenance vendor. We have been working under a proposal only from Trend Pool Service since March of 2016. Shadowlakes has not been able to provide a board signed contract with this company. This is unacceptable. We will consider proposals and have a contracted vendor in place soon.

#### MEETING NOTES FROM JENNY SCHOENFELD

Below are my notes from last night:

- Steve is going to email this year's minutes. (*COMPLETED*)
- Josh is working on the website. Password protected. [www.baypointevillas.com](http://www.baypointevillas.com)
- Pool furniture was damaged. Need to bill unit #2 for repairs. Carol is going to see if she can get a date to find police report.
- Need to line up removal of USI dumpster and installation of Solar Sanitation dumpster
- Generally they are happy with It's All good Landscaping. However, there needs to be a conversation about being proactive and detailing before a permanent contract is signed.
- Need a copy of the It's All Good Landscaping contract for review
- Building (*Unit*) 13 has sprinkler that is doing damage to the building, need to have that looked at by the landscape company
- As a note, no contracts at this property should auto renew (*except Solar Sanitation, who will comply with FL Statute and advise of auto renewal date 30-60 days in advance*)

- Keith from Green Minority Roofing has been contacted to come out and do a roof evaluation
- Unit #23 has rotted trusses
- Unit #8 may have a mold issue in the attic
- Unit #23 has an active leak
- Unit #20 has an active leak
- Need proposals for gutter cleaning and need a regular schedule for cleaning
- Need an irrigation map
- Need a walk through with an irrigation company just to identify potential issues, like leaks and poorly placed irrigation heads
- Unit 21 had a car parked in the grass, they will get charged if there are broken heads
- Need proposals for pest control
- Need proposals for termite control – need to see if anyone knows if Termador was ever used
- Need to contact AAA and Mr. Roofer to see if there are any roof warranties
- Need proposals for pool furniture repair
- The board was quoted \$80 for lounge repair and \$65 for hair repair, they feel that is too much, need a lower cost.
- Need to get Lowes to look at pool deck for crack sealing and painting
- Need to look for another pool company – currently spending \$225 for 2 times per month or \$180 for 1 time per month, with no chemicals
- Need to check what address we have for unit #8 as they have not gotten the coupon book yet. Address should be in MD.
- Monthly walk through, every first Wednesday at 3:30 PM

Jenny Schoenfeld, LCAM

Ameri-Tech Community Management

24701 US Hwy 19 N, Ste 102

Clearwater, FL 33763

727-726-8000 x.247

Fax 727-723-1101

UPDATE FROM JENNY SCHOENFELD

On May 25, 2018, at 2:09 PM, Jenny Schoenfeld <jschoenfeld@ameritechmail.com> wrote:

Good afternoon!

I just wanted to give you a quick update of what I've gotten started based on our meeting.

- Phil and I both have spoken to Keith from Green Minority roofing and we will be coming out next week to walk the property and look at the general roof conditions. I also explained the concerns about the active leaks and the possible mold and rotted truss issues.
- Lowes commercial painting is coming out to take a look at the pool deck and give a proposal for power washing, crack sealing and painting.
- Allen's Plumbing will be coming out to give us a proposal on the water shut off valves.
- I have three companies coming out to give a proposal on tree trimming.
- I have three companies coming out to give a proposal on landscaping.
- I should be getting a proposal on the exterior wind sill on Tuesday.

I've still got a few things to work on, but I'll get those going next week. Have a great holiday weekend everyone!

Jenny Schoenfeld, LCAM

Ameri-Tech Community Management

24701 US Hwy 19 N, Ste 102

Clearwater, FL 33763

727-726-8000 x.247

Fax 727-723-1101

9. NEXT MEETING DATE. The next monthly Board meeting is scheduled for (TBA) at 6:30 p.m.

8:30 p.m. Meeting adjourned.

SECRETARY'S CERTIFICATE

- Minutes will be approved and certified at the next regular Board meeting.

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

\_\_\_\_\_

Steve Finkle, Secretary

\_\_\_\_\_

Date