

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Meeting

January 31<sup>st</sup>, 2019

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, Carol Buehrle, Steve Finkle and Phil Colettis, representing Ameri-Tech Community Mgmt

B. Others Present

Don and Joanne McCrae, Greg Cuzzucoli,

4. APPROVAL OF MINUTES

The minutes of the September 12, 2018 meeting were approved as submitted.

5. FINANCIAL REPORT, Tabled due to time constraints

6. MANAGERS REPORT, Tabled due to time constraints

7. OLD BUSINESS

A. The following roofs have been replaced; Unit 23 and the 4 attached garages. Garage roofs replaced as they were part of the same roof. All other roofs are virtually stand alone and will be addressed for any leaks going forward, replacement will be addressed after all unit roofs have been replaced. Unit 16 roof was replaced and the west side of unit 6 was replaced, east side was previously replaced. Units 22 and 18 have been replaced within the last 3 years.

B. The community website, [www.baypointevillas.com](http://www.baypointevillas.com) has been launched and owners notified using their current email addresses that were provided to Ameri-Tech. Any questions can be sent to [baypointevillas@gmail.com](mailto:baypointevillas@gmail.com). All owners have been provided the user name and password necessary to access the website. The website is a work in progress. There will be some reorganization ongoing. Currently the website does not have the capability to add a message board. We have many ideas for the website that will be shared with Ameri-Tech IT.

C. The pool leak issues have been resolved. The auto-fill mechanism has been replaced and a leak in the pool has been repaired. We are in the process of securing a refund from the county for the excessive water bill due to the leak.

8. NEW BUSINESS

A. The Board voted to make repairs at this time, rather than replace unit 20's roof. The cost to repair is approximately \$1500.00. Dean roofing has guaranteed the roof will no longer leak with a life expectancy of 2-4 years. All roofs will be repaired as needed until reserve funds have been replenished. The Board President will address this with the owners. (Dean Roofing will inspect the new leaks that have developed at unit #20 in order to assess the locations of the leaks and the overall condition.)

B. Reserve Study. After our most recent roof replacements, our Roof Reserve balance was \$898.00 before the January reserve increase was added. We increased the monthly deposit to Roof Reserves beginning in January, to \$1183.00 per month or \$14,196 per year. This will help us recover this fund and put us in a better position going forward.

C. The gutter downspout between the lanais behind units 11/13 is in need of repair. This issue has been given to Ameri-Tech for action.

D. Pinellas County Sheriff deputies were on Marina Way twice last week. They were looking for an individual to question regarding an investigation they are conducting. Any time you see a police officer on our property, please request a business card and ID so we can follow up when necessary.

E. A letter will be sent to any owners that have not responded to a previous letter requesting updated contact information. This letter will also request information on undocumented individuals who are currently in residence of that unit, consistent with our Condominium Documents. Those owners must submit applications, including required funds for background checks.

F. Community Code Enforcement is critical to our community. The Board has created an independent committee of three volunteers, (independent of the Board of Directors), as required by Florida Statute. This committee will address violations of the Community Code that have been not been corrected by owners after multiple written requests. The committee will determine appropriately measured fines for persistent Community Code violations.

G. The palms near the bulletin board and sidewalk need to be pruned. Ameri-Tech will check and see if this is part of our maintenance contract with our landscape vendor.

9. NEXT MEETING DATE. The next monthly Board meeting is scheduled for **<PENDING>** at 6:30 p.m.

SECRETARY'S CERTIFICATE

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

\_\_\_\_\_  
Jane Smith, Secretary

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Date