

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Meeting

July 30th, 2019

**1. CALL TO ORDER**

Jenny Kidd called the meeting to order at 6:00 p.m. at St Jerome's Parish Center

**2. Quorum Established**

A. Board Members

Carol Buehrle, Steve Finkle, Giulio Musciano, Keith Carnes, Gregg Cuzzucoli and Jenny Kidd, representing Ameri-Tech Community Management.

B. Others Present

Larry and Kim Fineout and Linda Carnes.

**4. APPROVAL OF MINUTES**

The minutes of the May 1st, 2019 meeting were approved as submitted.

**5. FINANCIAL REPORT**, Financials for July were presented. A couple of accounting anomalies were noted and our treasurer has contacted Ameritech, who is resolving.

**6. MANAGERS REPORT,**

- Website needs updated with financials (new IT representative hired by Ameritech)
- Need to send Steve pie chart (sent, to be included in the Summer 2019 newsletter)
- Units 6 and 7 using dumpster for construction, (contractors have been notified)
- Need to contact Scott's about ceiling repair in unit 20, (return from Texas delayed)
- I can use Keith's garage to get proposals for garage repair.
- Garage door guy - Mark Scott 727-397-8632
- Move forward with BMCI stair proposal and ask them to add end caps and give cost for painting
- Move forward with Maintenance Professionals for pressure washing, add dumpster area and fence.
- Need to contact George's patio for strap repair

- Contact Fence company about the hedges along Commodore, can we add a fence there?
- Need proposals for hardwood trimming of all trees.
- Steve is going to put proposed pet amendment in newsletter for owner feedback.
- Need to get 2 new Master locks with 25 keys – To be distributed at next board meeting.
- Board to consider adding mandatory dryer vent cleaning to 2020 budget.
- Follow up with Greg at 6 about damages.
- Replace 8 and 18 shut off valves with lowest previous bidder.
- **Meeting Dates**
- October – Budget Workshop, Wednesday, October 9<sup>th</sup> at 6:30 p.m. @ Ameri-Tech Conference Room
- November – Budget Adoption Meeting, Tuesday, November 5<sup>th</sup> at 6:00 p.m. @ St Jerome’s
- December – Annual Meeting, Wednesday, December 11, 2019 at 6:00 p.m. @ St Jerome’s
- Next meeting August 23rd at 6 PM at St Jerome’s Church Parrish Center

## 7. OLD BUSINESS

- A. Board voted in favor of hiring BMCI Contracting for needed stair repairs. Work is in progress. Will also replace all missing hand railing endcaps.
- B. Pool filter grid repaired.
- C. Wind mitigation and appraisal completed and results posted on the website. Residents can make copies and submit to homeowners insurance for possible savings.
- D. Jenny will obtain three bids for painting all of the stairs. New wood must cure for 60 days before painting. Painting after rainy season is ideal.
- E. Board approved bid from Maintenance Professionals to pressure wash all common area concrete surfaces.
- F. Jenny will contact George’s Patio for furniture strap repairs.
- G. Board considering landscape options for Commodore hedge and Landscape needs for Unit 5 and 6 and other areas. Replace plants by sections when funds permit. Some present suggest we work together and volunteer do some of these projects ourselves to save money.

**8. NEW BUSINESS**

A. Unit 16 is still on the market. Units 6,7 and 14 renovations appear to be complete.

B. New quality Master (pool) padlocks approved to replace current damaged padlocks. New padlocks will be in place on August 23<sup>rd</sup>. New keys will be distributed at the August 23<sup>rd</sup> Board meeting. Those unable to attend the meeting will need to contact Jenny Kidd at Ameritech, to arrange to pick one up.

C. Water main supply line valves will be replaced when they fail. Funds are not available to replace all of them without an assessment.

D. For safety reasons, the Board is considering making dryer vent cleaning mandatory. Current thinking is we would have to select a vendor and add the costs to the 2020 budget in order to mandate. While some residents have cleaned their own dryer vents, and some have hired vendors on their own, there is concern that some vents have never been cleaned. Cleaning the vents is cost effective as residents will see their electric bills decrease when their dryers run more efficiently.

F. The Board is considering an amendment to The Community Code Pet Restrictions. The proposal would change the wording to permit two domestic pets, either cats or dogs, not to exceed a combined weight of 50lbs. The summer 2019 Bay Pointe Newsletter will solicit feedback from owners on this proposal. The Board of Directors will consider your feedback and vote on this possible change at a future meeting.

Meeting adjourned at 7:53 p.m.

**NEXT MEETING DATE.** The next monthly Board meeting is scheduled for August 23<sup>rd</sup>, 2019 at 6:00 p.m. at the Saint Jerome’s Catholic Church Parrish Center

**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

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Date