

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Meeting

March 6, 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 Jenny Kidd, representing Ameri-Tech Community Mgt

B. Others Present

Mario Calandrino, unit 16

4. APPROVAL OF MINUTES

The minutes of the January 31<sup>st</sup>, 2019 meeting were approved as submitted.

5. FINANCIAL REPORT, Financials for February not yet received, tabled.

6. MANAGERS REPORT, See minutes

7. OLD BUSINESS

A. Unit 20 roof repairs completed by Dean Roofing. No leaks reported during the last heavy rain. Owner has requested drywall repairs be delayed until they return from Texas, to ensure no leaks.

B. Repairs to gutter downspouts behind #11/13 lanais should be completed within a week. Soil will be brought back up to grade. A contributing factor to this damage was a damaged sprinkler head that seriously eroded the soil in this area. **IT IS ESSENTIAL THAT IF YOU SEE SOMETHING THAT NEEDS IMMEDIATE ATTENTION, REPORT IT TO THE PROPERTY MANAGER AT ONCE!**

C. Unreported and unvetted occupants have been identified. Owners will receive code violation letters to address this issue. If you have any questions regarding occupancy, review your condo docs or contact Ameri-Tech Community Management.

D. Compliance Committee will schedule hearings with owners who have ignored repeated requests to correct code violations.

E. Unit 17 sale approved by the Board of Directors. Closing is scheduled for March 13<sup>th</sup>, 2019. Please welcome your new neighbors, Keith and Linda Carnes. They are originally from MD and will be full time residents.

F. The palms near the bulletin board have been properly pruned. The bulletin board is clearly visible and the sidewalks and driveway have clear access.

#### 8. NEW BUSINESS

A. Unit 14 went on the market on March 3rd, 2019.

B. New resident interview questionnaire approved by Board of Directors. Ameri-Tech will use these template for interviewing potential new owners and renters. (As of these minutes, there are no renters at Bay Pointe.)

C. Some residents have expressed an interest in having their main water supply lines replaced at their own expense. This is being considered. If approved, an approved vendor will be selected to make these repairs as the responsibility for this work is the Condominium Association. Owners will be given credit should these repairs require a future assessment.

D. A discussion ensued on whether Florida Statute requires individual unit owners to maintain HO6 insurance. The Board is considering making this mandatory whether mandated by the state or not.

E. A hurricane information page will be added to the website on or before hurricane season starts.

F. A Bay Pointe Newsletter will be put together and sent via email to all owners. Please send any suggestions for the newsletter to baypointevillas@gmail.com.

**NEXT MEETING DATE.** The next monthly Board meeting is scheduled for April 10<sup>th</sup>, 2019 at 6:00 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.

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Steve Finkle, Secretary

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Date