

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Meeting

May 1st, 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

Floyd Jackson, Larry Fineout, Don & Joanne McCrae and Virginia O'Neill

4. APPROVAL OF MINUTES

The minutes of the March 6th, 2019 meeting were approved as submitted.

5. FINANCIAL REPORT, Financials for March presented. We are in the process of replenishing our roof reserves under the new 2019 budget. We anticipate additional repairs and replacements this year.

6. MANAGERS REPORT,

1. Unit 20 needs to have ceiling repairs from previous roof leaks. They have requested that we wait until they return from Texas to have work done.
2. Bill Brown came out and looked at all of the stairs on the property. He said there are some that could be replaced in the future, but he felt that it wasn't urgent at this time. We hope to consider and select a vendor for repairs and painting of all stairs at the July meeting.
3. Bay Area Grounds has been contacted for the necessary grading behind units 11 and 13.
4. After looking over our documents and speaking with Phil Colettis, (Ameri-Tech Operations Manager), about each unit's water main valve replacement; As it stands, the Association is responsible for them. If residents need repairs they can let the property manager or the Board know that they need their valve replaced on an individual need basis. Otherwise will remain status quo until the Association has the available funds for replacing them.
5. According to our community insurance agent, there is no law that requires residents to carry H06 policies.
6. Disaster response has been updated on the website.

7. OLD BUSINESS

- A. Hurricane Awareness page has been added to the website www.baypointevillas.com
- B. Bay Pointe Newsletter for Spring 2019 has been published and emailed to all owners of record.
- C. Welcome new Bay Pointe residents! Keith and Linda Carnes, unit 17, Ann Mulcahy, unit 7, Noah Risley, unit 14.
- D. We are actively considering proposals for stair repairs and painting. This issue should be on the table for approval at our next meeting.
- E. Gutter downspouts on west side of units 11/13 have been repaired. Re-grading of eroded area should be completed by this writing.
- F. Community Code Enforcement update; Unit #6 has been vacated and completely cleaned out. Owner's vehicle has also been cleaned out. Family requests privacy as they move forward with their decisions.

8. NEW BUSINESS

- A. Unit 16 has been listed for sale.
- 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.
- D. Our President, Jill Foutz has sold her unit and has stepped down from the Board of Directors. We all owe Jill a debt of gratitude for her leadership since assuming the challenging task of President. Her expertise in the area of condo law and state regulations was a valuable asset for our community.
- F. We would like to welcome three new interim Board members, who responded to our needs without hesitation. With their help, we have avoided receivership and a significant increase in our operating budget. Giulio Musciano, unit 8, Keith Carnes, unit 17 and Gregg Cuzzucoli, unit 21 are your new Board members. We sincerely appreciate all three of you volunteering your time and service to Bay Pointe Villas Condominium Association! We will be scheduling our first meeting sometime in July.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for (TBA) 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.

Steve Finkle, Secretary

Date