

Baypointe Villas Condominium Association

Board of Directors

Minutes of Virtual Regular Board Meeting

August 18, 2020 @ 1:0pm via Zoom

1. CALL TO ORDER

Property Manager Jenny Kidd called the meeting to order at 1:00pm

2. Quorum Established

A. Board Members

Giulio Musciano, Darlene Musciano Steve Finkle, Keith Carnes and Manager, Jenny Kidd

B. Others Present

None

3. APPROVAL OF MINUTES

The minutes of the July 28th meeting, were waived.

4. FINANCIAL REPORT

A) One account is over 90 days behind and is being referred to the attorney. Three accounts have lingering balances. These accounts receive monthly invoices alerting them of the late balances. Manager prefers invoicing these individuals with comments urging them to bring these oversights up to date.

5. MANAGERS REPORT, Continued with Old and New Business

6. OLD BUSINESS

A) Albright Painting has been awarded the contract to replace the roof over units 1-4 at a cost of \$7,590.00. These residents will be advised in advance of the onset of the projects starting and estimated completion.

B) Unit #7 water damage repair proposals have been slow coming. We expect a second proposal within the next day or so. The Board has placed a high priority on this issue and hopes to select a vender soon.

C) Stair painting still waiting for proposals.

D) Drainage proposals for the area between the garages and units 9-19 are still being sought. We have one proposal that only addresses the area between unite 17-19. The worst area of flooding is in front

of unit 17. We expect a second proposal soon. That said, a suggestion that we hire an engineering firm to analyze the drainage issue, come up with a certified plan to permanently address the problem. Then have vendors render proposals based on the engineering plans. That way we would be in a better position to select a contractor and if there were any issues after the repairs, the onus would be on the engineering firm. This pragmatic approach makes sense as the Board and Ameri-Tech should be relying on the opinions of experts in order to ensure this problem is corrected properly. This project will be expensive and will likely require funding outside of our existing budgetary boundaries.

NEW BUSINESS

AA resident alerted our property manager of a dog that appeared to not comply with our pet restrictions. The resident was notified and responded stating the dog is a service animal. Additional information has been requested pursuant to the Condominium Act, Chapter 720 of the Florida Statutes. The information will be returned to our attorney who will notify the property manager of their findings.

BThe Board is seeking proposals for replacing our current lawn service company. The Board will make every effort to award a new vendor contract by August 31st. If successful, the new vendor will begin on or about October 1, 2020.

CBilly from H2O will be contacted for follow-up on his effort to clear our French drains. This is an attempt to relieve the flooding between the garages and units 9-19, in a conservative and lower cost for this fiscal year. A major renovation of the French drain system is still anticipated.

The meeting was adjourned at 1:52pm.

NEXT MEETING DATE. The next monthly Board meeting schedule to be determined

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