

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Meeting

February 4th, 2020

1. CALL TO ORDER

Property Manager Jenny Kidd called the meeting to order at 6:10 p.m. at St Jerome's Church.

2. Quorum Established

A. Board Members

Gregg Cuzzucoli, Giulio Musciano, Steve Finkle

B. Others Present

Keith & Linda Carnes, Floyd Jackson, Don McCrae, Jeff Murrill

4. APPROVAL OF MINUTES

The minutes of the November 5th, 2019 meeting were approved as submitted.

5. FINANCIAL REPORT, Financials for 2019 and 2020 to date presented by Jenny Kidd.

6. MANAGERS REPORT,

- Gave units 18 and 17 pool keys
- The color that the board wants for the pool is Bluestone
- Need to repost annual with 14 days notice to pass amendment
- Send Steve the statute about two people in one household serving on the board
- Keith – President Steve – Secretary Giulio – VP Darlene – Treasurer
- Ask Lowes to assess the condition of the stairs and move forward with painting
- Erosion needs raked back to grade at 19/20
- Unit 10 garage repair in action
- Send \$200 to St. Jerome. As where they would like it allocated.
- Need additional analysis on the garage doors

- Need to check what unit keys we have at the office
- Take a look at the window treatments at the property at next property walk
- Neighbors are going to help move AC into place

7. OLD BUSINESS

- A. Lowe's Commercial Painting was awarded the bid to repaint all stairs for \$5,600. They will also assess the work previously completed by BMCI and make recommendations for any additional repairs.
- B. Erosion repairs at Units 19/20 downspout were finally repaired. But the contractor will be recalled to complete the grading in the area of the repair.
- C. New pool locks are in place. Jenny will have keys at the March 3rd meeting for owners who have not picked up their key. If you cannot attend, please contact Jenny to make arrangements to pick up a key.
- D. Board selected Bluestone for the color of our pool finish to be completed by Pool Doctor.
- E. O'Neil's Tree Service has completed pruning the property. No follow-up issues reported.

8. NEW BUSINESS

A. The Board unanimously approved the nominations of Keith Carnes and Darlene Musciano to join the Board of Directors. Note: Florida Statute states the following; "In a residential condominium association of more than 10 units or in a residential condominium association that does not include timeshare units or timeshare interests, co-owners of a unit may not serve as members of the board of directors at the same time unless they own more than one unit or unless there are not enough eligible candidates to fill the vacancies on the board at the time of the vacancy." Therefore as we had a deficit of owners volunteering to serve the Board of Directors, Giulio and Darlene Musciano will serve on the Board. The Board now consists of five volunteers now serving on the Board. Keith Carnes, President, Giulio Musciano, Vice-President, Darlene Musciano, Treasurer, Steve Finkle, Secretary and Greg Cuzzucoli, Director.

B. We will continue to address the Rental Restrictions proposal at Bay Pointe at the March 3rd meeting. We were short four ballots at the owners meeting in December and we did not have quorum of owners present or by proxy. Therefore the March 3rd meeting will serve as the annual meeting. The proxies received are valid until March 11th

C. The Board of Directors approved a \$200.00 donation to St Jerome Catholic Church as a good will gesture for providing free space for our monthly meetings.

D. The belly bands around the buildings are being assessed for areas of cracks and erosion along the top seams. This repair is a high priority to be completed prior to the onset of the rainy season.

F. Some of the garage access door frames and thresholds are rotted due to water damage. The doors will be assessed. We will consider a repair/replacement solution priority for 2020 or defer and add the costs to the 2021 budget.

G. Owners with visibly damaged window treatments must make repairs in a timely manner. Maintaining your property's interior is part of your responsibility as a unit owner.

F. The AC slab for unit #4 was pushed significantly out of position by a riding mower. The lawn service denied responsibility for the incident. The unit owner was able to reposition the slab and compressor to its original location.

NEXT MEETING DATE. The next monthly Board meeting is scheduled for March 3, 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