

Baypointe Villas Condominium Association

Board of Directors

Minutes of Virtual Regular Board Meeting

July 28, 2020 @ 6:30pm via Zoom

1. CALL TO ORDER

Property Manager Jenny Kidd called the meeting to order at 6:27pm

2. Quorum Established

A. Board Members

Gregg Cuzzucoli, Giulio Musciano, Darlene Musciano Steve Finkle, Keith Carnes and Jenny Kidd

B. Others Present

Karen from Unit 5 and Floyd from Unit 3.

3. APPROVAL OF MINUTES

The minutes of the February 4, 2020, meeting, were approved as submitted.

4. FINANCIAL REPORT

A) One account is over 60 days behind. Three accounts have lingering balances. These accounts receive monthly invoices alerting them of the late balances. Balances of 90 days will be referred to our attorney.

5. MANAGERS REPORT, Continued with Old and New Business

6. OLD BUSINESS

A) Roof replacement proposal vote for units 2 and 4 has been deferred for clarification of terms by one of the vendors. We hope to approve the project at our next meeting.

7. NEW BUSINESS

A. Unit #7 guest bedroom damage caused by the undocumented removal of a gutter downspout on the exterior of the building, creating water incursion into the unit. The damage requires extensive sheetrock replacement to the interior ceiling and walls. The manager is having challenges getting vendors to come out, possibly due to COVID-19 concerns. We have one proposal and are seeking two more due to the costs involved, which are expected to exceed \$1,500.00.

B. The Board is requesting that the manager seek new proposals to paint only the new wood on the stairs. The wooden stairs are between 20 and 22 years old. We have been attempting to make repairs

over replacing the stairs. We are concerned that painting the old wood at this time will only mask existing issues with the stairs. The Board will continue to monitor this issue and possibly consider different materials for future replacement of the stair structures. This would be a large expenditure and the Board is pursuing a conservative approach of repairs over replacement at this time.

C. Drainage issues between the garages and the units on the Marina Way building have worsened. The twenty year old French drains installed by the developer have become clogged and some are not functioning at all. Rain water floods the areas during heavy downpours and the drains are no longer doing the job they were designed to do. The gutters were cleaned, resulting in less water accumulating in these courtyards, but the flooding continues. This is being addressed in order to insure safe access and egress to units 9-19. We are currently seeking proposals in order to permanently correct this deficiency. This is a major issue that will be expensive to correct and the Board is being pragmatic in its approach to doing this right.

D. The Board is considering updating the Condo Docs in order to differentiate between guests and undocumented residents. Our Docs are over twenty years old and in need of updating. We are looking at what other condominium associations have done to address this issue. The safety and security of all of our residents is a priority. The Board will take a pragmatic approach in determining where we go moving forward.

The meeting was adjourned at 7:29pm.

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

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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