

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Virtual (Zoom) Meeting

October 29, 2020

1. CALL TO ORDER @ 4:09pm

A. Notice of Meeting was posted four days prior on the Community Board

2. Quorum Established

A. Board Members Present

Keith, Giulio, Darlene, Steve and Gregg.

B. Others Present

Jenny Kidd, Property Manager

4. APPROVAL OF MINUTES

The minutes of the July 28, 2020, were previously approved and posted on our website.

5. FINANCIAL REPORT

Treasurer's report as follows:

A. Two delinquencies were presented. One oversight was remedied. Another of \$1,297.00, is being challenged and has been deferred for legal action by the Association attorney.

6. MANAGERS REPORT

A. Part of New and Old Business

7. OLD BUSINESS

A. The Bid by Maintenance Professionals in the amount of \$2,925 was approved by the Board. They will be painting only newly replaced wood. Stairs at units 20 and 14 need additional structural work, which will defer painting to those stairs as the new wood will need to age prior to being painted. We are awaiting a proposal for this structural work. This bid included painting on the stairs at units 14 and 20. Therefore the additional structural repairs will necessitate additional painting. For clarification, the Board has previously stated, any painting of older wood stair components is being deferred so that we are not painting over any potential structural issues

7. OLD BUSINESS Continued,

B. World Class Maintenance performed the work on the patio above the unit 21 garage. Their bid of \$1,900 was accepted by the Board. Once they "completed" the work, World Class Maintenance presented an invoice for \$5,900. This is being contested as the Board nor Ameri-Tech were approached nor approved any increase in the project cost. The garage continued to leak even after this company claimed they were finished. An independent contractor inspected the work and found a large gap between the edge of the patio and the building. The inspection also revealed noncommercial grade materials were used as a sealant. The Board has instructed Ameri-Tech to hold any payments pending resolution of this issue.

8. NEW BUSINESS

A. Several concrete issues are in the process of being addressed by the Board. Unit 9 has an exterior windowsill that has cracked and in need of replacement. Trip hazards have been identified on one of the sidewalks between buildings 1 and 2, a 21'X30' area on the driveway along Commodore Dr and another 16'X12' area on the driveway along Marina Way. We are in the process of negotiating a bid to have this work done as soon as possible, as trip hazards are a liability to the Association. The concrete work on the Commodore driveway, will also necessitate a single tree removal.

9. NEXT MEETING DATE. The next Board meeting (TBA) is expected to be in January of 2021.

The meeting was adjourned at 5:17pm.

I certify that the foregoing is a true and correct copy of the minutes approved by the Board of Directors.

Steve Finkle, Secretary

Date: November 27, 2020