

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Virtual (Zoom) Meeting

April 7, 2021

1. **CALL TO ORDER @ 6:00pm**

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

2. **Quorum Established**

A. Board Members Present; Keith, Steve, Gregg, Larry, and Margaret.

B. Others Present; Jenny Kidd, Jeff Murrill, Floyd Jackson, Karen Gillum, Diane Walsh-Finkle and Ginger O'Neil.

4. **APPROVAL OF MINUTES**

The minutes of the December 22, 2020 meeting were approved and posted on our website.

5. **FINANCIAL REPORT**

1. 21 of 23 owners have paid their assessment, to date. The remaining two owners have until April 30th to bring their accounts current.
2. The Board of Directors unanimously approved the nomination of Margaret Ballou, as our new treasurer. We would like to thank Margaret for volunteering her time to this important task.

7. **OLD BUSINESS**

1. Roof assessments from Dean Roofing and Albright Roofing are pending as of this meeting. The Board has placed a high priority on continuing to replace our roofs where needed. Many of our roofs were installed when Bay Pointe was first built in 1998-2000. Our insurer has advised us that we will need to bring our roofs current, to pass wind mitigation requirements. We are at risk of being uninsurable should we fail a wind mitigation inspection.
2. Water incursion from unit 22's patio, continues to leak into the garage of unit 21 below it. Specialized Services was hired to seal the gap between the patio and the building hoping this would stop the leak, however it did not. Specialized Services has not returned calls and emails from our property manager. Jenny will have another contractor do yet another assessment of this leak. Keith has placed a high priority on this fix as it has gone on way to long and the rainy season is around the corner.
3. Specialized Services was also contracted to make stair repairs. The repairs were not completed with respect to the contract. Jenny is requesting they return to finish the job or remit a partial refund. Calls again have gone unanswered or ignored. Jenny is going to have a new vendor look at these unfinished repairs and assess the needs of any other stairs which may need repairs.

4. Sellers Concrete completed the punch list of our concerns and they have been paid. Steven's Tree Service completed their work on Commodore and have been paid.
5. We have obtained the paint code for the exterior of the building. We will have some paint mixed so we can paint the new windowsill on unit #9. We will have some paint left over so we can touch up any areas that need it.
6. Tree root and soil erosion on the NW side of buildings 1 and 2. Several companies have been contacted to find a viable and sustainable solution to the common ground areas that have experienced soil erosion from heavy rains. We will also have these companies assess an area near the parking pad in front of units 3 and 4. Water collects on the parking pad flooding it, rendering it a challenge for parking.

1. NEW BUSINESS

1. The Board voted unanimously to replace the Viburnum shrubs that were removed on Commodore to accommodate the concrete and tree work. This hedge will be replaced with 3-gallon Walter's Viburnum plants. Several owners have volunteered to plant and water the shrubs until they are established. We will also replace the shrubs that were removed between the sidewalk and the pool. We will need a volunteer from that area of the property to see that they get watered regularly until the plants are established.
2. The Board unanimously retroactively awarded a bid of \$2,000.00, to Pecker Head's Tree Service, to trim and prune our entire property. Their bid was less than half the price of any other vendor. They did an excellent job were very professional and worked hard to earn our business in the future.
3. The Board retroactively awarded a bid of \$600.00, to H2O Pressure Washing Professionals, to clean our gutters, in preparation of the rainy season.
4. The Board reaffirmed that payment to any vendor for work performed at the expense of the Association, (other than regular services), must be cleared by the Board prior to payment. The Board will determine if the contracted work was completed and performed to our satisfaction.
5. Karen Gillum brought up the need for signage establishing where parking is not permitted in the aprons. The Board agreed and directed Jenny to investigate marking the pavement with "No Parking Fire Lane" on one side of the aprons. We need to strictly maintain access for emergency vehicles to access our property. This will also eliminate any confusion where parking is not permitted. The parking pad on the Marina Way side of the building is now larger to better accommodate two vehicles. Sellers Concrete widened the pad we had to replace. Until the second pad is replaced in the distant future, we will add white seashells to the area between the pad and the building to make it easier to park closer to the building. Directional lines will be established to permit one vehicle to park straight in on the right side of the pad a second vehicle must park by backing into the space on the left side of the pad. This is to maintain easier access and egress when two vehicles are parked on this pad.

6. Jenny will be reaching out to pool and lawn vendors for pricing and services.

7. Parking on Marina Way was brought up during open discussion. Half of our community lives on Marina Way. There are 11 garages and only 3 common use parking spaces, plus one neighbor with their driveway on Marina Way. There is also a homeowner on Anchorage Circle, who uses the right-of-way at the end of Marina Way, to access his property. Parking has always been a premium at Bay Pointe. We continue to ask everyone to be respectful of others when parking your vehicle on the street. Our Community Code requests that you only park on the street of your address. Parking on Marina Way is limited, as parking is only permitted on the SE side of the street. The Pinellas County Sheriff's Office has advised us that parking is never permitted on either side of the double yellow center line on Marina Way. Please be considerate by helping your neighbors find on street parking as close to their unit as possible. Your safety is extremely important to everyone. We want everyone to park as close to your front door as possible. Another owner brought up the question; Does anyone have exclusive use of any of the common area parking spaces? Nobody has the exclusive use of any common parking space; they are available to all residents. We continue to ask all visitors to park on the street, due to limited availability of common parking spaces on Bay Pointe property.

9. NEXT MEETING DATE. The next Board meeting is scheduled on May 4, 2021.

The meeting was adjourned at 7:30pm.

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

Steve Finkle, Secretary

Date: May 4, 2021