

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Minutes

December 20, 2021

President Margaret Ballou called the meeting to order at 6:07 p.m. A quorum was established with all board members in attendance. Phil Colettis, AmeriTech and four association members were present.

Minutes of the last meeting were waived.

Manager's Report

The manager did not submit a report. Margaret updated the board on recent ownership events related to Units 8, 11 and 12 that would have been in a manager's report.

Financial Report

Assets as of November 30, 2021: Operating -\$10,734.60

 Reserves -\$34,066.14

President Margaret Ballou requested the treasurer, Karen Gillum, review the financial report details upon receipt of the report each month.

Old Business

- a. Roofs - The board discussed roof replacement history. Owners, AmeriTech and the insurance companies do not agree on Bay Pointe Villas roof replacement history. This put insurance coverage and premiums in jeopardy. Margaret will collect data from AmeriTech, the insurance broker and the roofing companies and report on her research at the next meeting.
- b. 2022 Projects – 2022 priorities were identified as stairs, sprinklers and gutters. Garage access doors were identified as a future project. President Ballou assigned board members to lead projects to determine needs, repair and/or replacement details, cost and potential vendors.
 - Sprinkler System – Larry Fineout
 - Stairs – Greg Cuzzucoli
 - Website – Kay Lea Scott

New Business

- a. Roofs – The board agreed to move forward with roof replacements as planned for 2022. Units 11 & 12 will receive a new roof in January. Units 13 & 14 roof is planned for later in the year.
- b. Landscaping – The board approved replacing the current lawn care company, Bay Area Grounds, with Xtrim. Xtrim's bid of \$725 per month includes mowing, edging,

trimming bushes and shrubs and clean up. The board unanimously approved the bid and requested AmeriTech inform Bay Area Grounds their contract is cancelled and identify the date Xtrim's contract will begin.

- c. Pool –Pool maintenance needs and the current company's charges and schedule discussed.

The next scheduled Board of Directors meeting will be January 17, 2022.

The first quarterly association members meeting was scheduled for March 7, 2022.

The meeting was adjourned at 7:13 p.m.

Kay Lea Scott, Secretary