

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Virtual (Zoom) Meeting

July 21, 2021

1. **CALL TO ORDER @ 4:01pm**

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

2. **Quorum Established**

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

B. Others Present; Jenny Kidd, Floyd Jackson, Scotty & Kay Leah Scott, Noah Risley, Jeff Murrill

4. **APPROVAL OF MINUTES**

The minutes of the May 4, 2021, meeting previously approved and posted on our website.

5. **FINANCIAL REPORT**

1. One unit has not paid the special assessment and has been referred to our attorney.

7. **OLD BUSINESS**

1. Albright Roofing completed the roof replacements above units 9/10 & 19/20. Workers began stripping the roof above unit 10 in the early afternoon. They were caught in a heavy downpour before they could tarp the roof, resulting in water intrusion in unit 10. Albright Roofing has taken full responsibility and is working with the unit owner. Jenny is monitoring.
2. Justin Ernst has been selected to assess the stairs that need additional repairs. He has been working solo due to workforce shortage. Jenny has reached out to him to get this done.
3. The Board has approved a bid from J. Ernst for \$1,225.00, to make drainage repairs that have plagued units 15-20 for several years. Justin completed the work short of needing a licensed electrician to install a receptacle for the pump. Jenny has contacted an electrician.
4. Luis from Bay Area Grounds finally met with Larry to address the irrigation timer and coverage issue that has been on the table since March. The irrigation system has been set to water on Tuesdays and Fridays to comply with Pinellas County watering regulations, which go into effect on August 2, 2021. The irrigation is timed to come on at 10:00pm the night before and complete the cycle at 6:00am on our scheduled days.

8. NEW BUSINESS

1. Our flood insurance bill was \$11,000.00 over what was budgeted for 2021. Our budget reflected the anticipated increase in flood insurance advised by our insurance provider. As a result, the property manager considered the urgency to pay this bill and had to temporarily draw funds from reserves to do so. The Board will work with our property manager to determine the best way to replenish these funds. The options include a special assessment for the overage, build this pay back into the 2022 budget or have the owners vote to keep the funds moved from the reserves to the operating budget. This process will likely occur at the annual meeting. The Board expressed frustration with the property manager for not alerting us far enough in advance of the funds transfer, so the Board could vote on the best way to handle the budgetary need. Property insurance has risen sharply in 2021. It is a priority expense that we have little control over.
2. Jeff suggested we mitigate our sewer lines in the future to make sure they haven't been compromised. The process would snake a camera through the system looking for damage. In the event of damage, these lines can be relined rather than excavating to repair them. The thought is to be proactive the system is operating satisfactorily after 22 years, to minimize costly repairs to our infrastructure.
3. The Board would like to recognize the many hours of volunteer labor by Keith Carnes and Larry Fineout. Their dedication and hard work to keep Bay Pointe maintained and save us countless dollars is greatly appreciated. Thank you both!
4. Jenny sent everyone an email addressing excessive noise complaints. Please direct your noise concerns to the Pinellas County Sheriff Office, non-emergency number at 7278-582-6200.
5. A reminder to all residents about leaving personal property on common areas of the property. Our Community Code addresses this on page 5, under Buildings, Walkways and Stairs. "Common areas of the property, such as walkways, stairs, landscaping, and grassed areas shall be used only for the purposes intended. Residents may not leave personal property of any kind, on any common areas of the property. This includes all areas outside of the perimeter barrier wall of any building." Please refer your questions to the property manager.
6. Unit #20 has been granted permission for a small construction dumpster to be placed in front of the garages for units 19/20, for a period of two to three days. This is to enable their contractor to dispose of materials during the demo phase of their renovations. The unit owners have spoken to those affected and they have assured us that the container will not impede access to garages or parking.
7. Kay Lea and Scotty are going to organize a community garage sale. They will make sure that access to garages and parking will not be impeded. They will also make sure that potential shoppers will not park on the condo property, suggesting they park in the parking lot across the street at the old golf course.
8. Unit 18 is under pending contract for sale and is expected to close before the end of August. The buyer has gone through the application and interview process. He has been approved as a new member of Bay Pointe Villas Condominium Association. Please extend a hand and welcome your new neighbor.

9. Steve Finkle will be leaving the Board effective July 31, 2021, in anticipation of the sale of unit 18. Steve nominated Kay Lea Scott to join the BOD effective August 1, 2021. The Board unanimously approved the nomination. Please welcome Kay Lea as your new Board member.
10. Jenny will be on vacation from July 30 – August 6.

NEXT MEETING DATE. The next Board meeting date to be announced.

The meeting was adjourned at 5:15pm.

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

Steve Finkle, Secretary

Date: July 24, 2021