

Baypointe Villas Condominium Association

Board of Directors

Minutes of Regular Board Virtual (Zoom) Meeting

May 24, 2021

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

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

2. **Quorum Established**

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

B. Others Present; Jenny Kidd

4. **APPROVAL OF MINUTES**

The minutes of the April 7, 2021 meeting were approved and posted on our website.

5. **FINANCIAL REPORT**

1. 22 of 23 unit owners have paid the Special Assessment to date.

7. **OLD BUSINESS**

1. The Board unanimously approved a bid from Albright Roofing to replace the roofs on units 19 & 20 for \$8,400.00 and selected the 25-year warranty option. The Board also approved a bid from Albright Roofing to replace the roof on units 9 & 10 for \$9,240.00 and selected the 25 year warranty option. Jenny will coordinate scheduling these projects with Albright Roofing and will notify owners. We anticipate replacing at least one additional roof in Q4 of 2021.
2. Water incursion from unit 22's patio, continues to leak into the garage of unit 21 below it. An inspection by a licensed contractor suggests that sliding glass doors on the patio above the garage, are the source of the leaks. According to our documents, the Association is responsible for the patio roof above the garage, and the owners of unit 22 are responsible for the sliding glass doors. Jenny will refer this to our attorney for interpretation. 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. Justin Ernst has been selected to assess the stairs that need additional repairs. Our last vendor left the work unfinished and has not responded to emails and phone calls from Jenny. Painting of the stairs has been postponed multiple times, as we have had multiple challenges getting vendors to complete the repairs. Once repairs are complete, we anticipate awarding a contract to paint all the stair units. All our vendors have faced challenges maintaining staffing during the past year.

4. 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. The damage to a French drain was discovered upon removal and repurposing of hedges in this area. A new drain and pump system will be installed, and the vendor is confident this will alleviate the flooding in this area.
5. The Board has rejected a proposal of \$500.00 for parking area striping. Signage is a more affordable option. One additional "No Parking Fire Lane" sign will be purchased for the driveway on Hamlin Blvd.
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.
7. Several vendors have submitted bids for lawn services. We have elected to keep our current vendor at \$850.00 per month as they are by far the best value.
8. Several vendors have submitted bids for pool services. The Board has elected to retain our current vendor at \$225.00 per month. They are competitive and have worked well for us.

8. NEW BUSINESS

1. Noise and smoking complaints. Please continue to refer your noise and smoking complaints to our property manager. We have asked smokers to invest in quality indoor filtration systems to minimize the smoking odors from permeating into other units. Loud music and loud televisions continue to be an issue. These incidents will be addressed by our property manager on a case-by-case basis, including courtesy phone calls and nuisance letters. Everyone must be aware of their neighbors right to a peaceful environment within their units.

2. Jenny will be on vacation from July 30 – August 6.

NEXT MEETING DATE. The next Board meeting is scheduled on June 28, 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 24, 2021