

# **BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING**

### **Minutes of 2022 Organization Meeting**

**November 30, 2021**

The Bay Pointe Villas Condominium Association Board of Directors Organization Meeting was called to order at 7 p.m.

A quorum was established with board members, Margaret Ballou and Kay Lea Scott present. In addition owners Karen Gillum, Greg Cuzzucoli and Larry Fineout, H.P Scott and Gary Romesser were present. Phil Colettis, Director of Operations, Ameritech Community Management was also present.

Margaret Ballou was named President and Kay Lea Scott Secretary of the 2022 Board of Directors. Karen Gillum was appointed to the board to serve as Treasurer. Greg Cuzzucoli was appointed to the board as Vice President. Although he will serve in the President role in Margaret Ballou's absence, signature authority will reside with the Secretary, Kay Lea Scott. Larry Fineout was appointed to the fifth seat on the board.

#### Old Business

- Unit #17 architectural requests are not items requiring board approval by Bay Pointe code.
- Roof replacements and insurance history require clarification.

#### New Business

- Landscaping company vote must wait for a regular board meeting.
- Drainage behind Building 1
- Quarterly membership meeting dates need to be set. Meetings will be in person if possible with computer/telephone access for owners unable to attend.
- An owner vote must take place to approve the use of 2021 reserve funds for operating expenses. A meeting requires 14 day notice. The budget should be brought into balance before year end.
- Property Management recommends no less than \$30,000 in the Operating Account at any time.

Margaret Ballou adjourned the meeting at 8:00 p.m.

---

Kay Lea Scott, Secretary