

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
April 18, 2022

Vice President Greg Cuzzucoli called the meeting to order at 3:32 p.m. A quorum was established with 3 board members (Greg Cuzzucoli, Kay Lea Scott and Karen Gillum) present. Gloria Reed, AmeriTech Property Manager, and two BPVCA members (Jeff Murrill and H. P. Scott) were present.

Gloria Reed presented the Manager's Report.

- Triangle Pool installed the main drain grate and filter grids. The pool passed the required state inspection.
- A new contract with Solar Sanitation is in effect; once weekly pick up, plastic dumpster doors, less expensive, 3 year duration.
- Xtrim Lawn and Pool began providing landscape services. The company declined the request to take on pool maintenance citing its inability to respond timely should pool problems arise.
- 3 maintenance requests were received; water accumulation, hose bibs and strapping and gutter repair.

Karen Gillum presented the treasurers report.

- Assets as of March 31, 2022:

Operating	\$17,558.71
Reserves	\$18,920.99
Delinquencies	\$713.00
Total Assets	\$37,192.70

- Requested manager research the two Pool Reserves under Liabilities. (April 19 Gloria Reed reported there should be only one Pool Reserve. She initiated consolidation of the two and provided an updated March Balance Sheet reflecting the correction.)
- Karen will get Phil Colettis' explanation of the Deferred Maintenance and reserve funds payback in writing which he explained verbally to the board at a 2021 meeting.
- The board requested the treasurer report how we stand in relation to our annual budget both in operating and reserves at future meetings.

Old Business

- The board discussed accomplishments since the last meeting.
 - i. Results of the volunteer landscaping days are visible. The remaining mulch will be put in after the plumber completes the replace and/or repair of faucets. The board approved reimbursing Margaret \$300.00 for supplies.

Appreciation was expressed to the owners who volunteered, maintain the area around their units and share plants for the common areas.

- ii. The new Solar Sanitation contract saves the association \$880.00 annually. The dumpster is easier to use. The once per week pick up causes it to be more full than residents typically experience. The board will send an email/hot topic note covering Bay Pointe Villas solid waste rules. Residents following the guidelines will help ensure we maintain the \$880.00 savings as more frequent pick up is more expensive.
- iii. Xtrim Lawn and Pool saves the association \$1500.00 annually on lawn care. The excess sprinkling quantity and time were addressed at Xtrim's first site visit. Reducing the amount of time each zone runs is better for the foliage, more convenient for residents and meets Pinellas County regulations. In the future Xtrim and Larry Fineout will address other system issues including misdirection, repair, excessive or incorrect type of heads. Parts will be recycled. Xtrim will bill for sprinkler work as needed. Xtrim fees are more cost effective than an annual contract with a different company to work exclusively on the sprinklers.

- The faucet preventative maintenance was delayed because Salemme Plumbing required payment at time of service. The board is waiting for an estimate from a second plumber.
- Progress on stair repair and painting is delayed. Companies are slow in estimating costs stating Bay Pointe Villas needs to identify issues, provide clear direction and prioritize issues.
- This week three engineering firms will receive packets describing what has taken place to date in regard to the leak into Unit 21's garage. With this information they are to provide bids in 4-6 weeks. After the board chooses an engineer, Bay Pointe Villas will ask the engineer to identify the cause(s) of the leak and recommend a solution.
- Rhino Gutter Company bid \$1,393.00 to clean the gutters and \$20,710.40 to install leaf guards. The board has requested the property manager get bids from another company.

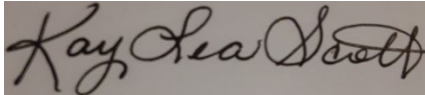
2. New Business

- The board approved Unit 6's architectural modification form to install a storm door.
- Quarterly pressure washing was discussed. The board decided to continue pressure washing common elements on an as needed basis.
- Pool
 - i. The board approved replacing Steve Odell with Larry Fineout to maintain the bathrooms at the pool. He will perform maintenance such as replacing towel dispensers and light fixtures as well as doing bi-weekly cleaning.
 - ii. The board discussed the pool gates' locks. Some members felt keyed locks are adequate. The pros and cons of paddle locks were

discussed. (During the following week locks were purchased that use a 4 letter alpha code. Owners will be notified of the code when the change is made. The code will be changed whenever there is resident turn over in the community.) Margaret will give the Unit #11 new residents her keys for the time being.

- The need for pool bathroom keys when the bathrooms are in a locked enclosure was discussed.
- The board discussed having a copy of all unit keys or codes available on site. Where they might be stored and the liability for the association was discussed. This topic will be on the agenda of the next quarterly owners meeting.
- The June Quarterly Owners meeting was discussed. Jeff Murrill, Unit 5 will chair the meeting as decided at the last quarterly meeting. He has conflicting commitments in early June. As soon as his schedule is set, the date will be communicated. Agenda items are being collected.
- The board discussed Zoom vs live meetings and agreed live meetings should be our first choice whenever possible. The next board of directors meeting will be Monday, May 16 at 3:30 p.m. No place for the meeting was volunteered.

The meeting was adjourned at 4:34 p.m.

A handwritten signature in black ink, reading "Kay Lea Scott", is displayed on a light gray rectangular background.

Kay Lea Scott, Secretary