

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

December 20, 2022

President Kay Lea Scott called the zoom meeting to order at 6:07 p.m. A quorum was established with four board members present; Gregg Cuzzucoli, Karen Gillum, Karen Murrill, and Kay Lea Scott. Resident Jeff Murrill was present.

Reading and approval of the November minutes was tabled until December's Meeting.

Gloria Reed's Manager's Report.

- We are getting renewal invoices for our Flood Insurance at this time and we will be renewing with our existing company at a cost of \$32,740 which will be financed monthly at about \$2,850.
- Roofs 7/8 have been completed and we are still waiting for 13/14 to be inspected. Gloria will follow up to make sure inspection(s) completed.
- Gloria will reach out to Lowe's Painting for a quote to paint the staircases in addition to the quote they provided to us for the Paint Reserves in our Yearly Budget.
- Gloria spoke with the gentleman responsible for our Wind Mitigation Report and our Insurance Agent and they advised us to search for receipts and invoices of roofs that were COMPLETELY REPLACED, NOT REPAIRED. Gloria requested boxes in storage be delivered to Ameritech. She will notify us when they come in and a date will be decided to go through the contents.
- Gloria received the first invoice from our new pool company. Follow up was needed to insure they were signing in when they are here.
- Gloria will reach out to Xtrim for a quote to 'Clean Up' leaves in addition to mowing.

Karen Gillum presented the Financial Report.

- Assets as of November 30, 2022:

Operating	\$33,700.98
Reserves	\$30,008.10
Delinquencies	\$25.00
Total Assets	\$63,734.08

- Deferred Maintenance Reserves as of November 30, 2022 – \$13,626.59
- \$3,960 will be taken out for payment of roofs 7/8 and we will be left with \$9,666

Old Business

- Gloria requested all boxes prior to 2018 that are in storage be delivered to Ameritech. It should be approximately five boxes. Gloria will notify us when they come in and a date will be selected to go through them. At that time, a determination will be made of what to do with the box's storage moving forward.

- Kay Lea will ask Larry to take lead on our maps and mark where spigots and turn off valves are located and which ones are in need of replacement.
- Boxes from storage will be checked for any paperwork involving roof replacements for Units 21/22, 23, 15/16, 5/6. Those in turn will be submitted to Wind Mitigation Report.
- Insurance will be paid in monthly installments. Next large insurance payment set to come in July and at that time we will put in a request to make monthly installments on that one as well.
- Bringing Wind Mitigation up to date is important so that broker can go back to insurance companies and get possible discounts to our insurance.
- Kay Lea is going to ask Larry to walk the property to look for trip hazards.

Action Items

- Security Light progress will be tabled at this time until we can get a report from Larry.

New Business

- BOD Workshop was set for January 5th at 6:00 p.m. for 2023 Priorities and Goals
- Members discussed signing up for February 18th BOD Workshop.
- Kay Lea is going to inquire with XTrim about our 2023 Contract. She will talk about adding some services such as coming into courtyard twice a year to “Clean Up” around bushes as well as possible weed control. In addition, we would like to make sure we have in writing in our contract to how many times they will come out during the summer months.

Director Comments

- Kay Lea reported Pinellas County has replaced parts in the water valves behind Unit 7 where the water flows into resident pipes from the county pipes.
- It was reported that Larry has talked with the cable company installing in our neighborhood.
- The board members expressed interest in having an emergency evacuation communication plan.
- Pool Cleaning Schedule was discussed for the month of December. Karen G. volunteered for December. Kay Lea would like to send an email out requesting the BPV Community to assist in clean/maintain the bathroom. Supplies and a Storage Box will be provided with cleaning supplies and toilet paper.
- Kay Lea brought up the idea of purchasing new Pool Furniture. She will price out replacement items.
- A new Pool Rules Sign was requested and Gloria will purchase from Amazon.

Next meeting dates

- BOD Workshop – January 5th, 6:00 p.m.
- BOD Meeting – January 17th, 6:00 p.m.

Treasurer Karen Gillum made a motion to adjourn the meeting and Gregg Cuzzucoli seconded.
President Kay Lea Scott adjourned the meeting at 7:05 p.m.

Gregg Cuzzucoli/ Secretary