

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Minutes

February 21, 2022

President Margaret Ballou called the meeting to order at 6:02 p.m. A quorum was established with all board members in attendance. Keith Phillips, AmeriTech Training Director and three BPVCA members were present.

Minutes of the last meeting were waived.

Manager's Report

- Keith Phillips, Ameritech Director of Training, reported that Gloria Reed, Property Manager had a meeting conflict. He will be working alongside her until she is up to speed on her responsibilities and her clients, including Bay Pointe Villas. Gloria will have an opportunity to meet Bay Pointe Villas owners at the March 7 quarterly meeting.
- He will work with the Margaret and Gloria to schedule a convenient time for a Board of Directors and Ameritech management walk around inspection of Bay Pointe Villas in the next 2 weeks.
- He stated Bay Pointe's operating funds appear ahead of budget due to 8 owners who prepaid February maintenance fees.
- He will research the current status the roof reserve balance. (See Old Business)

Financial Report

Assets as of January 31, 2022:	Operating	\$14,596.67
	Reserves	\$23,041.54
	Delinquencies	\$543.00
	Total	\$38,181.21

Old Business

- Roofs – Margaret and AmeriTech worked together to confirm all but one of the roofs have been replaced. Copies of the paperwork and permits have been located. The roof on Units 17/18 was replaced in 2015; Units 21/22 in 2016. Only the roof on Units 7/8 and 13/14 remain to be replaced. (Keith Phillips reported payment of the invoice for the last roof replaced, Units 11/12, is in progress and had not been deducted from the roof reserves when the financial report was prepared.) The board voted to contract with Albright Roofing to replace the roof on Unit 7/8 as soon as the reserves fund can cover the replacement while leaving a reasonable balance in the fund.

As soon as the last roof is replaced, a wind mitigation inspection of all roofs will be done for redirection of insurance. Individual documentation packages will be prepared for each owner at the completion of the roof replacement/wind mitigation report process.

- The board voted to use \$600.00 of operating funds to purchase sprinkler system parts and landscaping plants. Currently the operating budget contains \$19,000. The board has been cautioned not to let this budget get below \$10,000.

The vote provides sprinkler parts to be used by Larry Fineout and Xtrim, the landscape company starting April 1. Replacing sprinkler parts as needed is more cost effective than replacing the entire system. The landscaping plants will provide a privacy barrier between the pool and Hamlin and in the dumpster area. Bay Pointe Villas resident volunteers will do the planting. Some of the funds will be used to rent tools.

- Triangle Inc. maintains the pool. They do not appear to be performing maintenance twice a week as agreed. Keith Phillips/Gloria Reed will confirm they perform the services as contracted. They will also see that there is a log sheet to track the service. They will also schedule the pool for pressure washing.
- Estimates for stair repair and painting were requested from 5 companies. They are in appropriate shape for wood stairs of their age. Tightening fasteners, replacing stringers, replacing rotting wood, repairing split wood and tightening the leg to stringer points are some of the recommendations. Estimates varied widely. Action will be discussed at future board meetings.

- Unit 9 belly band leak and resulting mold issue were satisfactorily sealed and remediated by Dry Solutions.

Board members reported seeing a possible belly band issue at the corner of Units 7/8. Inspection of all the belly band seal was discussed.

Board members met with an attorney regarding the Unit 22 mediation action items. Our attorney did not follow up as expected. Margaret has since learned the owner took action as mediated, immediately contacting a contractor to replace the patio doors. The agreed completion date is March 6. Delays have occurred in the delivery of the doors and procurement of the county permit. At this time the owner is waiting for the contractor to inform her of the installation start date. When the installation is complete Dry Solutions will be contacted to perform tests to confirm that the Unit 21 garage can be used again.

- Bay Pointe Villas has an updated website. Several owners have made positive comments about the changes. Concern was expressed because the public as well as the owners has access to everything on the site. This will be a discussion topic at the upcoming quarterly meeting.

New Business

- A notice of the Quarterly Association Members meeting will be emailed to owners this week. It will request topics for discussion. The meeting will be a meet and greet opportunity for owners with Property Manager Gloria Reed. The agenda of the meeting will be emailed and posted on March 4.

- Dumpster replacement will be added to the list of future action items. The current dumpster is an eye sore and difficult for our aging and handicapped residents to use. Sourcing a smaller, plastic container with a twice a weekly pick up may also offer a saving.
- Jack Bisson is a potential buyer for Unit 11. He has submitted an application to the association.
- Gutter guards will be placed on hold for the present due to expense.
- There appears to be an issue requiring an arborist evaluation. The roots of the large trees behind Units 5, 6, 7 and 8 are approaching and could damage the foundation of the building.
- There may be funds designated for insurance premiums remaining at year end. At this time it appears the December 2021 to December 2022 premiums will be \$48,745. The 2022 budget has \$54,300 for this purpose. If funds remain they will roll into the 2023 budget.

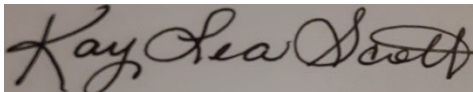
Director's Comments

- The Save Bay Pointe Golf Course Committee published a message on Facebook regarding use of the property. Failing to follow Pinellas County rules for the property could impact its availability to the public. The message also speaks to progress on the county plans for the property.

The Board of Directors meeting schedule will be adjusted due to Property Manager Gloria Reed's conflict with other association and AmeriTech commitments.

The first quarterly association members meeting is March 7, 2022.

The meeting was adjourned at 7:07 p.m.

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

Kay Lea Scott, Secretary