

# BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

July 19, 2022

President Margaret Ballou called the meeting to order at 6:33 p.m. A quorum was established with four board members present; Margaret, Kay Lea Scott, Gregg Cuzzucoli and Karen Gillum. Gloria Reed, AmeriTech Property Manager and four association members, Jeff and Karen Murrill, Gary Romesser and H.P. Scott were also present.

Reading of the minutes of the last meeting was waived and they were approved.

Gloria Reed presented the Property Manager's report.

Karen Gillum presented the Financial Report

- Assets as of June 30, 2022:

Operating	\$21,031.97
Reserves	\$28,869.30
Delinquencies	\$688.00
Total Assets	\$50,589.27

- Three board members and three association members attended a Budget Workshop at AmeriTech on June 27.
- There are 3 separate insurance policies for which premium payments are made, Auto Owners, Property Liability and Liability. The flood insurance premium is rolled over and installments paid monthly.
- AmeriTech bills a \$200 chargeback for the purging and storage of our official records which is done twice each year.
- No action has been taken by AmeriTech on the World Class payment to be refunded to Bay Pointe Villas. Phil Colettis, AmeriTech Director of Operations took this as an action item at the Budget Workshop. Our president will communicate with him and Mike Perez, AmeriTech CEO.

### Old Business

- Albright's quotes to replace the two remaining roofs, 13/14 and 7/8 were discussed. We will not accumulate enough funds in the Roof Reserves in 2022 to cover the total expenditure, \$16,150. Funds from the Deferred Maintenance Reserve will be used to make up the short fall. This allows both roof replacements before the insurance premiums are negotiated for 2023. Margaret will speak with Albright to schedule the first replacement and confirm the quote for the second will be good for the remainder of this year.
- Spigots and cut off valves need replacement. The quote received from The Drain Team included replacing neither the stucco nor the shut off valves in its bid. Hanske Plumbing will be on site July 20 to prepare its quote.
- The vote to approve expenditure and hiring of the credentialed structural engineer was ratified. He will be onsite Saturday, July 23 to identify the underlying structural problem which led to years of leaking in #21's

garage. He will prepare a report and a repair plan to be used by a contractor. The board agreed his inspection services during and after the repairs will be needed as well. The owners of Unit 21 and 22 will not be responsible for these expenses.

- We received a bid for tree trimming from Peckerwood. We will continue to search for a lower cost provider who may be located closer to our property. Vendors will be asked to bid on dead branch removal only. Duke Energy inspected the trees around Bay Pointe Villas for threats to electrical lines. They did not find immediate threats. Our neighborhood is scheduled for routine threat tree trimming.
- President Margaret confirmed with our insurance broker that an insurance property appraisal is due this year. It will be scheduled by November to be available for 2023 insurance premium negotiation.

#### New Business

- Confusion regarding flood insurance premium payments was discussed. The invoice was sent to an incorrect address causing a delay in making one of the monthly payments. Our annual flood insurance premium is \$13,021, a reduction of \$715 from the 2021 premium.
- We continue to request roofing material warranties from Albright for the roofs that have been replaced.
- President Margaret spoke about a need for the board to own the 2023 budget preparation. She stressed the importance of setting realistic goals and budgeting for the projects currently in process. She emphasized no new projects can be added. There are large future projects such as stair replacement or gutter enhancement for which we may need to consider a reserve fund. Work on some line items like irrigation repair and tree root fill behind Unit 5&6 and 7&8 may become board and owner volunteer opportunities with only materials paid from the budget line item.
- After more than 20 years, Bay Pointe Villas documents need review and update to bring them current with today's issues and actions. President Margaret expressed the need for board members and possibly association members to work on an update.

The next Bay Pointe Villas Condominium Association Board meeting is scheduled for Tuesday, August 16 at 6:30 p.m. This will be a Zoom meeting.

The meeting was adjourned at 7:48 p.m.