

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

QUARTERLY OWNERS MEETING

Time: Monday, June 13, 2022, 6:30 p.m.

Location: Virtual via Zoom. Connection details to be emailed prior to the meeting.

Purpose:

The purpose of quarterly meetings is association member communication on common issues. These meetings provide information for members and support for the HOA board of directors to use in making the association business decisions at board meetings. The goal is for members to be speakers at the quarterly meetings and observers at board meetings. Association members are encouraged to contact the property manager, Gloria Reed, with issues, including those they would like discussed at quarterly meetings. Quarterly Meeting notices will include date, time, location and, if requested, remote access.

Agenda:

1. Call to order (Margaret)
2. Roll call and attendance (Kay Lea)
3. HOA Board of Directors Report (Margaret)
 - a. Stair painting and any repair issues
 - b. Unit 21 water seepage in the garage
 - c. Summary of Roof Replacements
4. New Business and progress since last quarterly meeting
 - a. Dumpster Replacement
 - i. The dumpster was recently replaced with a smaller capacity unit with a plastic door to make it easier to load. – Any feedback?
 - b. Gutter Cleaning and Evaluation
 - i. All gutters on the property were cleaned and evaluated on May 9th, 2022
 - ii. Tree leaves will continue to collect in the gutters and will need periodic cleaning. Residents should notify the board or property manager when gutters are not working properly so they can be evaluated.
 - c. Landscaping
 - i. New landscaping company (Xtrim) began work May 1st. They usually come on Monday or Tuesday every week. Resident feedback – How are they doing and are there any issues?
 - ii. The board along with some resident volunteers planted a variety of plants and flowers in the common areas. Mulch was also installed. Feedback has been positive and additional volunteer “planting or clean-up days” will be forthcoming.
 - iii. Trees, Tree Roots, and ground erosion issues
 - d. Irrigation System (Sprinklers)
 - i. Our irrigation and sprinkler system is now over 20 years old and needs some maintenance and repair. The board along with some residents has been working to identify where all the sprinkler heads are located and

which ones need adjustment, cleaning, or replacement.

- 1) This will be an ongoing process and resident feedback is needed to identify any known irrigation issues. Water collection near the driveways of units 1 through 4 was addressed by reducing the watering time cycle.
 - 2) Please contact the board (Karen Gillum) to get the irrigation issues on the master list.
- e. Plumbing and water leaks
 - i. Over the past several months we have had 3 water leaks (both internal and external) which affected six units.
 - ii. Recommend that each resident know where their main water shutoff valve is located and make sure it is accessible in case of an emergency.
 - f. Electrical Vehicle Charging – Garages are limited to 120 V circuits and large vehicle chargers which typically run off of 240 V cannot be used. Each resident should note that they are responsible for the cost of electric used in their garage.
 - g. Key audit, resident census and vehicle license audit.
 - i. Kay Lea will visit each unit to confirm the information on file with AmeriTech and access to the unit is current. Nonresident owners will receive a call. The purpose of the audit is to allow for emergency contact and access for resident safety and security. Information collected will also be used to create a directory of residents for resident use. Information collected will be published with Bay Pointe Villas resident's and owner's permission only and for Bay Pointe Villas owners, residents and property manager's use only.
5. Open forum for any new topic discussions
 6. Adjournment

Posted: June 10, 2022

BY ORDER OF THE BOARD OF DIRECTORS