

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

June 21, 2022

President Margaret Ballou called the meeting to order at 6:35 p.m. A quorum was established with four board members present; Margaret, Kay Lea Scott, Greg Cuzzucoli and Karen Gillum. Gloria Reed, AmeriTech Property Manager and four association members, Jeff and Karen Murrill, Floyd Jackson 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. Highlights of the:

- Albright Roofing updated quote for 7/8 and 13/14 roofs
- Drain Team adjusted quote for spigot and unit 8/9 shut off replacement
- Received updated contract from the landscaping vendor (Xtrim)
- Researched Duke Energy statements. Pictures were taken of the meters. Bay Pointe Villas receives two bills in Bay Pointe Villas name and two in the name of the developer and first property management company, Shadow Lakes. Duke Energy will not respond to questions about the Shadow Lakes bills until they receive a release from Shadow Lakes. Gloria will get Shadow Lakes release. The bills are most likely for the electricity used to run the sprinkler system and pool .

The Bay Pointe Villas bills are for the electricity used for

- Lighting on the garages and buildings on the Marina Way and Commodore sides of the complex
- Lighting on the buildings on the Hamlin side of the complex
- Received an ARC request

Karen Gillum presented the treasurer's report.

- Assets as of May 31, 2022:

Operating	\$16,714.12
Reserves	\$25,671.77
Delinquencies	\$1,829.00
Total Assets	\$44,214.89
- The remaining financial agenda items(World Class payment refund, 2020 special assessment details and outcome, allocation of maintenance fee increase, accounts identified for specific expenses) were tabled until the board attends a budget workshop at AmeriTech. Gloria was tasked with setting the date for the workshop before the end of June.

Old Business

- A vote on Drain Team's quote to replace 5 spigots and the #8 and #9 shut off valves was tabled to the July meeting. The board should be more able to discern the use of funds for this repair after the budget workshop.
- Greg found and Magaret has spoken with a degreed, credentialed structural engineer who is also a licensed inspector. His fee is \$250 per hour. He will evaluate and assess the problem(s) causing the leak in Unit 21's garage. He will then produce a written report to include his findings and

recommendations. A structural repair company can be contracted to use the report to make the needed repairs. The engineer can inspect and confirm that the repair meets his specifications. The board expressed enthusiasm for this course of action. However, a vote to initiate it was tabled to the July board meeting, after the board attends the budget workshop.

- Pool items were discussed.
 - i. Bathroom maintenance is being done by volunteers. Larry cleaned them in May. Kay Lea covered June. Margaret will clean them in July and Greg in August.
 - ii. The new lock for the pool gate will be installed on Saturday. Kay Lea will notify the residents before it's changed.
 - iii. The 2022/23 state of Florida pool permit will be effective and must be posted by June 30. The fee was paid in April. Gloria and Kay Lea will see that the permit is posted.
- The June Quarterly Members Meeting was discussed. The board thanked Jeff Murrill for his work developing the agenda and chairing the meeting. Almost half of the association members have been at each of the meetings held this year. The next quarterly members meeting will be in September.
- Peckerheads' Tree Trimming will be on site to prepare a quote. Only storm preparation trimming (dead branch removal) will be quoted. Kay Lea will contact Duke Energy to ask if they will do some of the trimming should it be close to the electric lines.

New Business

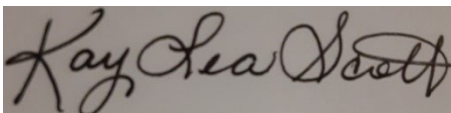
- Xtrim, the landscaping vendor, contacted Margaret to recommend reducing the landscaping visits from weekly to bi-weekly. He cited minimal grass growth, requiring less mowing. The contract will be adjusted to \$550 per month. The contract will return to current levels when Xtrim and the Bay Pointe BOD agree the once per week service is needed again.
- Prestar Services did Bay Pointe Villas last Insurance appraisal in July 2019. Appraisals are required by insurance companies every three years. The Prestar Services 2022 quote was emailed to board members. A vote on this item was tabled to the July board meeting, after the board attends the budget workshop.
- The board approved an architectural modification request submitted by Charlotte Hicks, Unit # 17. She will have the lower portion of her patio screen replaced with Trex, similar to that at Unit # 9.

Director Comments

- Scotty, Kay Lea's husband, had the original sales materials drawing of Bay Pointe Villas enlarged and copied so that it can be used to record changes to the property. Copies will be given to Larry Fineout and Jeff Murrill who will identify water shut off, spigot and sprinkler head locations on the drawings.

The next Board of Directors meeting is scheduled for Tuesday, July 19 at 6:30 p.m. It will be a Zoom meeting.

Margaret Ballou adjourned the meeting at 7:39 pm.



Kay Lea Scott, Secretary