

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 21, 2022

President Margaret Ballou called the meeting to order at 3:31 p.m. A quorum was established with 3 board members (Margaret Ballou, Kay Lea Scott and Karen Gillum) present. Greg Cuzzucoli arrived later. Gloria Reed, AmeriTech Property Manager, and four BPVCA members (Jeff Murrill, Floyd Jackson, H. P. Scott and Gary Romesser) were present.

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

Gloria Reed presented the Manager's Report. A copy is attached. Highlights of the discussion follow:

- A new owner purchased Unit 11 this month.
- Triangle Pool Service will suction the outlets to meet the State of Florida Public Pool standards. The pool failed the most recent inspection. Triangle was notified and the violation corrected before the state inspection scheduled for April 6.
- Daily pool water testing was discussed. Pool service companies do not perform these tests more frequently than their contracted cleaning schedule. A log of pool water tests is a Florida Pool Inspection item. If daily testing must be implemented, resident volunteers may be required.
- The current Solar Sanitation 3 year contract will auto renew in June. If we change sanitation companies, Solar must be notified soon of our intent to end the contract. Margaret will follow up with Solar to determine if it can meet the service and price she has found with other companies. If not, she will notify Gloria who will communicate our intent to end the Solar contract and Margaret will inform the new company that we would like a 4 yard, plastic, handicap accessible dumpster to be emptied twice a week reserved for a June commencement of service.
- A company will be onsite March 22 to inspect the stairs for safety and painting. They will submit a bid for repair and painting.

Financial Report

Assets as of February 28, 2022:	Operating	\$17,103.95
	Reserves	\$16,868.45
	Delinquencies	\$578.00
	Total	\$34,550.40

Old Business

- Water leaks into Unit 21's garage. Last year a construction company advised Ameritech, the association and the owners that the leak in Unit 21's garage was caused by Unit 22's sliding glass door. Bay Pointe Villas condominium association documents state the repair/replacement of the doors is the responsibility of the unit owner. Scope of work to be completed and bids were provided by companies contacted by both AmeriTech

and the Unit owner. Mediation was required to get an agreed course of action. Unit 22 owners had new doors installed. The solution has not fixed the problem. The mediation agreement states the association will have leak and pressure tests performed after the new door is installed and if the leak persists the parties will meet in a second mediation session. The board discussed getting an engineer to identify the source of the leak. Margaret will follow up with our lawyer regarding concerns and next steps.

- Pinellas County provided a log of the building permits for Bay Pointe Villas since its construction. Permits are logged for all but 2 roof replacements. The log will serve as proof of roof age required for a wind mitigation assessment scheduled for July. In the meantime, the roofs on units 7/8 and 13/14 are in need of replacement. The board cannot approve replacing these roofs until the Roof Reserve has grown enough to replace a roof and the remaining funds could cover an unforeseen event. At this time bids for roof repair are \$7,000 to \$8,000+. It may be possible to build the reserve enough to approve both roof replacements this year. However the work cannot begin until near the end of the year. An insurance appraisal is scheduled at the time the wind mitigation assessment happens. The appraisal and mitigation will be available for the unit owners to report to their insurance carriers. It is unknown exactly what effect these actions will have on our insurance premiums but the board remains hopeful.
- Reingard Gutters will inspect the gutters for repair and cleaning on March 29 and bid the repairs and cleaning of the gutters on the larger structures. Xtrim, the lawn service beginning April 1 is providing a bid to clean the lower level gutters.
- The stairs were discussed with the Manager's Report.
- An arborist was contacted to inspect the trees and roots that appear to be approaching the buildings. He reported the roots are not an issue in regard to our foundations. He presented a bid to prune the trees. A priority concern is opening the tree canopies behind Units 3/4 and 5/6. Another priority is the trees encroaching on the pool. The arborist bid by area as follows. Marina Way \$1875, Hamilin/Commodore \$1500 and the pool area \$1000.
- When the Xtrim representative did a walk around with the board he inspected the tree roots behind Units 3/4 and 5/6. He recommended grinding the roots to remove the tripping hazard. He has a contact that grinds tree roots. The board discussed this idea and asked 1) Does Xtrim's have certification for tree assessment? 2) Is a permit required?
- Xtrim may be interested in performing pool service. He requested information about the scope of work and will prepare a bid.
- The Xtrim representative adjusted the sprinkler zone lengths of operation time. They were reduced from 45-60 minutes to 25 minutes. This time length change impacts when the sprinklers are on. Per Pinellas County they can operate Wednesday and Saturday from midnight to 10 a.m. Changing the length of zone operation significantly reduced the overall sprinkling time. In addition a board member reported the puddling in front of Unit 3 has been significantly reduced.

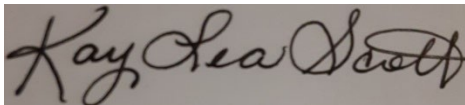
- The board discussed Bay Area Ground's, the current lawn service, March performance. Their contract ends March 31. Board members indicated they have not observed Bay Area Grounds on site during March. If we can confirm they provided service in March we will pay them, however if they were not observed by a resident or did not check in with Larry as required, the board will not approve payment for March.
- Hiring an on-site handyperson, preferably a resident will be discussed at the board's next meeting. The board approved adding Workers Compensation insurance at a \$615 annual premium. The premium is based on a rate of \$15 per hour average 2 hours per week. At the end of the year the hours worked must be reported at which time the premiums could be adjusted.

New Business

- The outside water spigot at Unit 9 broke, flooding Units 9 and 11. A plumber replaced the spigot and the concrete must be repaired. Universal Water Restoration Group was contracted to dry the units and assess the damage. The dry wall in both units is dry. The outside spigots at Units 1, 3, 5 and 7 have been inspected. A plumber will be contacted to check the spigots at Units 11, 13, 15, 19, 21 and 23 to ensure they are sound. This will bill at \$139-\$189 each. Each unit's main water valve must be cleared to enable immediate shut off.
- The board is waiting on information from the insurance broker in regard to the flood insurance premium. Margaret has approved and signed all insurance premium documents and will approve this payment when clarification is received.
- A group of volunteers installed plants and mulch in the pool and dumpster areas. Margaret and Larry planted foliage in the common areas beside Unit 7 and behind some Marina Way garages. Residents are asked to keep an eye on the new plants and inform someone or water them if needed. Gloria was asked to provide an update on funds available to purchase more mulch, plants and watering hoses.
- The dumpster was discussed during the Manager's Report.

The next Board of Directors meeting will be held at 3:30 p.m. April 18.

The meeting was adjourned at 4:38 p.m.

A handwritten signature in black ink that reads "Kay Lea Scott". The signature is written in a cursive style and is placed on a light gray rectangular background.

Kay Lea Scott, Secretary