

**BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.**

**Quarterly Owners Meeting Minutes**

**March 7, 2022**

2022's first quarterly meeting of association members was held Monday, March 7 at St. Jeromes Church.

There were 13 people in attendance; 11 association members and 2 Ameritech employees.

Board President, Margaret Ballou called the meeting to order at 6:05.

- Gloria Reed was introduced as our new Ameritech Property Manager. She is a former attorney with five years of experience as a property manager. Keith Phillips, Ameritech Director of Training, was introduced as the Transition Manager. He will facilitate the transition from our former Property manager to Gloria.
- Jeff Murrill was named to lead future quarterly meetings. The purpose of quarterly meetings is association member communication on common issues. These meetings provide information for members and direction for the board will 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. Jeff will coordinate and lead the meetings. Association members are encouraged to contact Gloria with issues, including those they would like discussed at quarterly meetings. Quarterly Meeting notices will include date, time, location and, if requested, remote access.
- A representative of the new landscaping company, Xtrim, will be on site next week. The sprinkler system is the subject of the walk around. Specific issues to be addressed are timing, impact on flooded areas, recycling parts to replace broken parts. Pinellas County requires our sprinklers run only between midnight and 10 a.m. on Wednesdays and Saturdays. (Xtrim was here March 14. In addition to the items mentioned above following are some of the other items discussed: pest control, fertilizer, mulch, gutter cleaning, tree root grinding, tree trimming and pool service. The board members requested Xtrim provide estimates for some items.)
- BNCI received a payment from Bay Pointe in August of 2019. This payment was possibly for work done at Unit 1, 14 and 20. Gloria was tasked with research to identify the contract, work completion and payment.
- An association newsletter was discussed. Owners recognized it requires hours and commitment on the part of an editor. In place of the newsletter a section of the web site titled Hot Topics will post items that would have been in a newsletter; vendor profiles, current issues, county notices, owner's news, how tos and FAQs.
- Gary Romesser, one of Bay Pointe's owner/residents, won his age group at the Gasparilla Marathon. Congratulations Gary!
- Unit 22 completed replacement of its east facing sliding glass door. Dry Solutions will be scheduled to do a water leak test and recommend mitigation action for any structure issues in Garage 21 from the leaking of the past several years. Garage roof siding and soffit repair will be discussed at the March board meeting. Gloria will request an opinion from Albright Roofing.
- The next board meeting is Monday, March 21 at 3:30 p.m. The next Quarterly Meeting is Monday, June 6 at 6 p.m.

The meeting was adjourned at 7:10 p.m.

---

Kay Lea Scott