

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

October 18, 2022

Vice President Gregg Cuzzocoli called the zoom meeting to order at 6:32 p.m. A quorum was established with four board members present; Gregg, Karen Gillum, Margaret Ballou and Kay Lea Scott. Larry Fineout, director and Gloria Reed, AmeriTech Property Manager were absent due to conflicting responsibilities. Three association members, Jeff and Karen Murrill and H.P. Scott were present.

Reading of the September minutes was waived and they were approved.

Gloria Reed sent an email of the Manager's Report to the directors prior to this meeting.

- In communications with Albright Roofing she learned the completed roof off Units 13/14 has not been approved by Pinellas County. The inspection was delayed due to the hurricane. Albright must schedule the inspection with the county and provide a ladder for the inspector.
- Gloria requested the Unit 13/14 roof warranty from Albright. Margaret reported she has files with warranty information for Units 2/4 and 11/12 she will give to Gloria. The warranties that remain to be found may be in storage managed for Bay Pointe Villas by AmeriTech. Gloria asked if the board wished to have the boxes brought from the storage company to AmeriTech so that someone could search through them. The board discussed the cost AmeriTech has quoted to have 3 boxes brought from and returned to the storage warehouse, \$160. Gregg will check our contract with AmeriTech and contact Gloria regarding who is responsible for that expense as we pay a per item fee to AmeriTech for the storage service.
- Prestar has not provided a quote to Gloria for the wind mitigation reports the board would like completed. These reports, submitted to our property insurance company, may result in a discount in the premium.
- Gloria expressed concern that our current pool maintenance vendor may stop services as we have not approved the contract they presented. With the service quote increased significantly and an added lease fee for chemical application equipment their proposed monthly fee nears \$600.
- Margaret is collecting quotes from other pool maintenance companies. She reported the status of her contacts with 10 companies. We have received a quote from one company and a second will be on site this week to prepare a quote. Gloria confirmed our landscape service no longer provides pool service. In addition to the service quotes Margaret reported our pool signage needs replacing. She volunteered to get the signs as well as pet waste signs for our new foliage areas.

Karen Gillum presented the treasurers report.

- Assets as of September 30, 2022:

Operating	\$28,100.53
Reserves	\$34,358.90
Delinquencies	\$668.00
Total Assets	\$63,127.43

- Deferred Maintenance Reserves as of September 30, 2022 – \$10,676.97

Old Business

- Karen Gillum, Kay Lea Scott and Gregg Cuzzucoli participated in the budget workshop. A proposed 2023 budget was prepared and must be approved by the board. It will be mailed to the residents in the annual meeting packet. A reserve was established for paving. It is required in the BPVCA documents and by association regulations for drive access. Kay Lea will prepare and distribute notes from the budget workshop to assist board members in answering owners' questions about the determinations made at the workshop.
- The last roof replacement, Units 7/8, will be scheduled after the November board meeting when Roof Reserves and Deferred Maintenance Reserves can be confirmed to cover it as well as the wind mitigation report that will be ordered when the roof is complete.
It was reported that siding has lifted in two places, Commodore side of Unit #20 and the back courtyard of Unit #4. On the morning the last roof is replaced, Larry Fineout will meet with the Albright Supervisor to request they put the siding back in place. It was thought that one of these areas was blown up by hurricane Ian winds.
- Gregg distributed the engineers report of the repairs needed to fix Unit #21 garage leaking. As a result of the board's discussion Gregg will contact EMS engineering to question if all the recommended actions have to be implemented. He will also request the names of contractors who have worked from EMS recommendations in the past.
- Actions on three items raised at the last quarterly members meeting were assigned.
 - i. Larry will purchase and replace light bulbs in the round security lights on garages and at front doors.
 - ii. Kay Lea will change the date of the landscape clean-up day from November 5 to November 12 and prepare a flyer. She and Karen will plan a picnic to follow the clean-up.
 - iii. Margaret will distribute pictures of a bulletin board style she recommends BPV consider to replace our current board.

New Business

- Gutter cleaning was discussed. Following hurricane Ian it appeared the gutters are filling again. The board discussed the best time to have gutters cleaned and whether cleaning gutters at 6 month intervals would be more satisfactory. Further discussion was tabled to the November meeting.
- The annual meeting announcement was discussed. Concern that owners will not drive to Clearwater at rush hour were discussed. Margaret, Karen and Kay Lea volunteered vehicles to car pool to facilitate attendance. Kay Lea will communicate the ride sharing with owners.

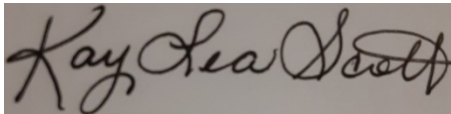
Director Comments

- Kay Lea reported Pinellas County has replaced parts in the water valves behind Unit 7 where the water flows into resident pipes from the county pipes.
- It was reported that Larry has talked with the cable company installing in our neighborhood.
- The board members expressed interest in having an emergency evacuation communication plan.

Next meeting dates

- BOD Meeting – November 16, 6:30 p.m.
- Annual meeting – November 29, 6:30 p.m.

Vice president Gregg adjourned the meeting was at 7:47 p.m.

A handwritten signature in black ink on a light gray rectangular background. The signature reads "Kay Lea Scott" in a cursive script.

Kay Lea Scott, Secretary