

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

September 20, 2022

President Margaret Ballou called the zoom meeting to order at 6:33 p.m. A quorum was established with 4 board members present. Gloria Reed, AmeriTech Property Manager and three association members, Jeff and Karen Murrill and H.P. Scott were present.

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

Gloria Reed presented the Property Manager's report. Highlights were:

- Roof warranties are sent out as they were received from Albright Roofing. The discussion of warranties follows. Gloria and Greg are researching warranties for all Bay Pointe Villas roofs. Confusion surfaced regarding when and by which vendor roofs have been replaced. Warranties have been sent to the owners of units 2, 4, 9, 10, 11, 12, 19 and 20 done by Albright. The inspection of the 13/14 roof recently completed by Albright has not occurred. Board members best guesses regarding vendor and date of the other units are:
 - Dean Roofing replaced roofs of units 5, 6, 15, 16 and 23 in 2017
 - AAA Roofing/Mr. Roofer replaced units 21/22 in 2016 and 17/18 in 2015
 - Records of units 1, 2, 3, 4 roof replacements have not been located. Gloria will get with the records storage company to facilitate a search for the invoices.
- Prestar contacted to update wind mitigation reports; awaiting a quote.
- The budget workshop is scheduled for Tuesday, September 27 at AmeriTech and via Zoom.

Karen Gillum presented the treasurers report.

- Assets as of July 31, 2022:

Operating	\$25,377.80
Reserves	\$31,686.94
Delinquencies	\$653.00
Total Assets	\$57,717.74
- Deferred Maintenance Reserves as of July 31, 2022 - \$9,567.60
The board requested Gloria have the \$2000 reimbursement from Ameritech deposited in Deferred Maintenance. Funds from Deferred Maintenance will be used to pay the EMA Engineering report fee of \$1500, the balance of the Pecker Head tree trimming invoice, the balance of the last Albright roof replacement (unit 7, 8.) and for the wind mitigation report.

Old Business

- When funds are available to cover the balance required to replace the last roof, the roof will be scheduled possibly before the end of the year.
- Greg will follow up with EMA Engineers to create an invoice, deliver the check and get the engineers report of Unit 21's garage structural issues. He will ensure all board members receive a copy of the report.

- Tree trimming and wind clean up were completed as scheduled by Pecker Head. The remainder of the dying tree the wind topped will have to be removed. Xtrim, our landscape company made a verbal quote. PeckerHead included a quote to remove the tree with their initial proposal.
- Action items from the quarterly owners meeting were discussed.
 - There are two types of security lights needing attention. The motion detecting security lights will be checked to determine whether they can be used or must be replaced. Light bulbs will be replaced in the round security lights on some of the condos and garages needing them. Gloria was asked to check at AmeriTech to confirm the type of bulb needed and coordinate with Larry.
 - A fall landscape clean-up day will be held November 5. It will be noted on the web calendar and a flyer prepared. Residents will be encouraged to participate.
 - Ideas to improve the bulletin board so that it can be available for residents to post items were discussed. The location of the board was also discussed.

New Business

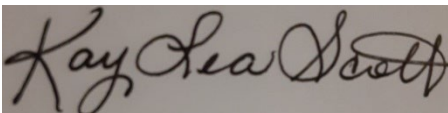
- The board received and reviewed the new pool maintenance proposal from Triangle Pools. It indicates a significant increase over this year's budget. Margaret will focus on finding a more reasonable pool maintenance vendor.
- 2023 Board of Directors Budget Workshop is scheduled as noted above. Gloria will prepare the reserve calculations. The board can add reserve accounts if they desire.

Directors Comments

- The board discussed owners having or doing maintenance that is association responsibility. Minor repairs to garages, plumbing and stair painting were mentioned. The board will look into this possibility for owners who can and want to do this maintenance. Questions to consider: What process do we need to ensure the condos maintain architectural integrity? and What happens when the association is able to schedule the maintenance for all?

The next board of directors meeting is scheduled for Tuesday, October 18, 2022 at 6:30 p.m.

President Margaret adjourned the meeting at 7:47 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