

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

January 17th, 2023

President Kay Lea Scott called the zoom meeting to order at 6:00 p.m. A quorum was established with five board members present; Gregg Cuzzucoli, Karen Gillum, Karen Murrill, Larry Fineout and Kay Lea Scott. Resident Jeff Murrill was present. Gloria Reed, Ameritech Property Manager was present as well.

Reading and approval of the December minutes was waived and they were approved.

Gloria Reed's Manager's Report.

- Gloria reached out to Jason from Prestar to start a new Wind Mitigation Report.
- Gloria reached out to our new pool company to make sure we have the correct book near the pump area, not the restroom area.
- Gloria submitted the last invoice for the completed rooves 7/8 instructing Laurie to use as much as she could from the Roof Reserves and the remainder would be taken from our Deferred Maintenance.
- Gloria stated that she is the new Property Manager at Catalina Cove.
- Gloria is still waiting to hear back from Lowe's Painting for a quote to paint the staircases in addition to the quote they provided to us for the Paint Reserves in our Yearly Budget.
- Gloria emailed a copy of our most recent Fire Inspection Report to the Board. She was happy to report that we had no violations.

Karen Gillum presented the Financial Report.

- Assets as of December 30, 2023:
 - Roof Reserves \$5,509.96
 - Deferred Maintenance \$10,852.88
 - Total Assets \$62, 420.21
- Rolled over funds from 2022 will come in one lump sum and will be visible in the Year End Summary.
- When we enlist Gutter Cleaning, that will come out of Building Maintenance and Repair.
- Handyman costs will come out of General Maintenance when enlisted.

President/Director's Report

- Kay Lea made contact with Pinellas County regarding the Retention Pool Area and get specific questions answered in the future
- Kay Lea also reported the damaged sidewalk from the lightning strike on Marina Way and Commodore and will be out to repair it in the near future.
- Karen G. and Kay Lea went to Ameritech and sifted through many boxes and copied six pages that will be beneficial to our new Wind Mitigation Report.

- Boxes are well organized with financials and projects from various years.
- Kay Lea expressed the boxes would be a good place to have important things stored in the future.
- There was a sewer back up in Units 1 & 2.
- Karen G. purchased cleaning items for our Pool Bathroom and an email was sent out for assistance from BPV Residents to help with the cleaning of our Bathrooms. At his time, no residents have offered to assist so at this time Board Members will continue to sign up for this duty monthly.
- Kay Lea requested Gregg update BPV Website Calendar with new dates for BOD Meeting, Quarterly Meetings and Annual Meeting.

Old Business

- Roof Replacement and Wind Mitigation progress...Kay Lea has obtained all but three Roof Permits from Pinellas County and they were completed for nine units. 22, 18, and 8 are still unaccounted for. However, we do have invoices that may be accepted. Kay Lea will continue to search for outstanding permits. Kay Lea is confident that all of our roofs have been **replaced** with proper documentation.
- The Wind Mitigation will cost \$1,500 and we will not be able to see if we will have a savings until it is presented.
- When finalized, The Wind Mitigation Report will be posted on BPV Website and residents can access and send to their respective Insurance Carriers for a **possible** reduction on their individual policies.
- The Board received the invoice regarding the snaking of the Main Sewer Lines for units 1 & 2 and voted unanimously to reimburse the resident of Unit 1 in the amount of \$250.
- Larry will identify Hose Bibs and Emergency Cut off Valves that need repair. Once that is completed, Gloria will reach out to different Plumbers for bids as well as having existing Sewer Lines snaked as well (Gloria will look into our Docs to see if the HOA or Residents are responsible for cost).
- Jeff Murrill suggested we get roots inspected which may cause future plumbing issues.
- The Board unanimously voted for an increase to XTrim Lawn Service from \$550 to \$725 that will Xtrim will treat the weeds monthly and trim the bushes quarterly.

New Business

- A few residents have had leaks emanating from the outer Belly Bands of their units. Gloria suggested that this possibly can be addressed in our next painting project.
- Gloria will also check with her supervisor for possible vendors to come out and inspect.
- Larry stated that the majority of marine fixtures are in bad shape and will possibly need to be replaced with a new fixture. Larry will identify what marine lights/security lights will need to be replaced.
- Larry will rent or we will hire someone to pressure wash areas of need around the property.

Director Comments

- Kay Lea requested Board Members look at items from January 5th Workshop and be prepared to discuss areas of importance moving forward.
- Karen G. purchased a new lock for the Pool's back gate. The key will be kept in the Ladies' Room on a hook behind the clipboard.

Larry Fineout made a motion to adjourn the meeting and was seconded by Gregg Cuzzucoli. Kay Lea Scott adjourned the meeting at 7:01 p.m.

Next meeting dates

- BOD Meeting – February 21st, 6:00 p.m.

Gregg Cuzzucoli/ Secretary