

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 23, 2023

President Kay Lea Scott called the zoom meeting to order at 6:01 p.m. A quorum was established with Kay Lea Scott, Karen Gillum, Karen Murrill and Gregg Cuzzucoli present. Gloria Reed, AmeriTech Property Manager and two association members, Jeff Murrill and H.P. Scott were present.

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

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

- I did contact a contractor who checked the "Belly Bands", need to get his estimate to repair.
- I will contact a handyman I have used on other properties and have him come and provide a quote for the different projects.
- I contacted a gutter cleaning company, and I will meet him on the property to give a quote for cleaning.
- Contacted Spectrum about obtaining a copy of the contract: a Board member must request it. Expiration date is November 2024.
- Board members must send me an email letting me know what contact info they want on the web site.

Karen Gillum presented the treasurers report.

- Assets as of March 10th, 2023:

Operating	\$29,270.81
Reserves	\$28,454.86
Delinquencies	\$25.00
Total Assets	\$57,750.67
Deferred Maintenance	\$14,486.76

President's Report

- The water supply to Bay Pointe Villas was cut off from 10 a.m. to 1 p.m. Thursday, March 23. One of our neighbors had an emergency shut off valve installed. Emergency valves in the units can prevent water damage to you and your neighbors' units should a water line break. The board of directors recommends that you have a plumber confirm you have an emergency valve inside and if not, consider installing one.
- The board of directors is soliciting bids to replace outdoor water shut off valves and outdoor faucets. Sanitary system maintenance will also be quoted. The 20-year-old lines, valves and faucets put owners at risk of line breakage and water damage. This will be a time consuming and expensive repair.
- A contract company with Pinellas County supervision has been cleaning and relining the sanitary system in our neighborhood. Due to the company's and county's vehicles requiring access to the green space between the end of Hamlin Boulevard and Commodores, the traffic barrier signs were moved. As a result, local drivers have turned the green space into a shortcut. Public Works Transportation Safety was contacted. Barrels or traffic cones will be placed across the opening for

now and when the project is complete, the permanent traffic signs will be replaced. It is anticipated the project will take another 2 or 3 weeks. The last portion to be done is in the area of 93rd and Commodore. The contractor has some repair work to complete in that area before the contractor can finish the sanitary system lining. The Pinellas County Project Supervisor stated traffic at that corner will not be blocked while the work is in progress.

- In December/January Duke Energy contracted to install conduit through our area. One of the workers said the goal is to run large electrical cable through the conduit from the electric power center near Seminole High School to one in Indian Rocks so electricity can be more easily moved where it's needed. Bay Pointe Villas sprinkler system was damaged in the installation. It no longer works in the area between Units 1-4 and the mailboxes on Hamlin. The board of directors has filed a claim for the damages with Duke Energy.
- Last week it was reported that our Wind Mitigation Report was available for submission to our insurance companies. The report is used by underwriters in modeling renewal premiums. The report is in the Insurance section of BPV's website. Send a copy to your condo property insurance carrier for a possible reduction in your premium. Bay Pointe Villa's property insurance with American Coastal Insurance Company renewed in December. The annual premium was \$32,740, paid in monthly installments. The wind mitigation report resulted in a \$2,932 reduction in the 2022-2023 annual premium. The reduction was prorated to the date (March) the wind mitigation report was submitted to the insurance company (75%). IPF, the company that manages our installments, will adjust the remaining 9 month's payments.
- The Pinellas County project information meeting for the Baypointe Stormwater Conservation Area, formerly the Bay Pointe Golf Course was March 21, 6-7:30 p.m. at Seminole Middle School.

Old Business

- The Wind Mitigation Report resulted in a \$2,932 reduction in the 2022-2023 annual premium.
- Salemme & Scotto Plumbing have been on site to give bids for our plumbing projects.
- The Belly Bands were inspected by a handyman and we are awaiting a bid.
- Light Fixtures are being installed as needed throughout the property as needed.
- Contact numbers and emails are being updated on the BPV Website.
- The Board has identified our Bulletin Board, Stucco Fixes, Unit 2 Stair Wrap and French Drains as areas of need that will be addressed by a handyman.
- XTrim will be out to give us a bid on tree trimming.

New Business

- Bay Point Villas Board of Directors voted on a request of a waiver of the Condos Docs regarding Section 12, Use Restrictions 12.5 Leasing Units, of the Declaration. An owner wanted to purchase another unit and immediately lease the unit. There was a lengthy discussion and the Board voted to deny the request for a waiver of the amendment.
- Outdoor lighting and the bulletin board are Quarterly Meeting topics that are and will be addressed in the near future.
- Stair painting by owners was discussed. The board will be working on an Architectural Modification Request Form prior to approval.
- The board discussed purchasing a Pressure Washer and possibly renting out space in Unit 23's garage or purchasing a shed for the property.

- The Board will be reaching out to Gutter Cleaning Companies for bids.

The next board of directors meeting is scheduled for Tuesday, April 18th, 2023 at 6:00 p.m.

President Kay Lea Scott adjourned the meeting at 7:54 p.m.

Gregg Cuzzucoli, Secretary