

# BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES

April 18, 2023

Kay Lea Scott called the meeting to order at 6:00 PM. A quorum was established with five board members present; Kay Lea Scott, Gregg Cuzzucoli, Karen Gillum, Larry Fineout, and Karen Murrill. Gloria Reed, AmeriTech Property Manager, and association member Jeff Murrill were present.

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

Manager's Report from Gloria Reed:

- Gloria and Kay Lea met with a Handyman and made a list of future projects.
- We received a gutter quote.
- An electrician came out and met with Larry to discuss working on future projects.
- Unit 8 is in the process of selling. Gloria will send the BPVBOD the necessary paperwork to fill out for approval in order for the owner to close the sale.
- Unit 11 will be leased to a new tenant.

Karen Gillum presented the treasurer's report.

- Assets as of March 31, 2023:

Operating	\$29,209.92
Reserves	\$31,327.13
Delinquencies	\$25.00
Deferred Maintenance	\$16,006.18
Total Assets	\$60,562.04

President's Report

- A workshop was scheduled to discuss ongoing issues for Friday, April 22, 2023
- A walk of the property together was scheduled for Saturday, April 22, 2023 to discuss future Handyman Projects.
- Kay Lea followed up with Xtrim to negotiate work and price. The price and work will remain the same.

Old Business

- The BPVBOD's voted unanimously to approve the bid to replace the Main Water Shut off Valves from Salemme Plumbing in the amount of \$7,741.00. Gloria will set up a start date.
- The BPVBOD's voted unanimously to approve multiple bids from XTrim for tree trimming \$2,495 and gutter cleaning \$750.
- Larry discussed various sizes and costs of Pressure Washers the BPV Board may purchase for future use around the property.
- Kay Lea asked Gloria to inquire with XTrim about obtaining a bid for Pressure Washing.

#### New Business

- Garage Nineteen is experiencing rotting wallboard, mold, and an infestation of bugs.

#### Next meeting dates

- Workshop – April 21<sup>st</sup>, 2023
- Walk Around – April 22, 2023
- BOD meeting – May 16<sup>th</sup>, 2023

Kay Lea Scott adjourned the meeting at 6:50 p.m.

Gregg Cuzzucoli, Secretary