

# **BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**August 17th, 2023**

Kay Lea Scott called the meeting to order at 6:01 PM. A quorum was established with four board members present; Kay Lea Scott, Gregg Cuzzucoli, Larry Fineout, and Karen Gillumm. Gloria Reed, AmeriTech Property Manager, and association member Ginger O'Neill were present.

Reading of the July minutes was waived, and they were approved.

Manager's Report from Gloria Reed:

- Monthly site visits.
- Weekly correspondence with the Board President.
- Sales Application: None.
- Lease Application: None.
- Power Washing the exterior of buildings.
- Renewal of Flood Insurance \$12,188 Restored.
- Subrogation Zoom- Case dismissed at this time as per our Attorney, Dan Greenberg. Possibility that they may try and refile at a later date.
- Pool Inspection. Pool guy will now come out on Monday instead of Tuesday to address any issues.
- Albright contacted to inspect Gutters at a later date.

Financial Report.

- Deferred Maintenance is \$21,480.48

President's Report

- None

Old Business

- Irrigation Issues continue with three zones not watering. Issues began after Powertown were on site. An Irrigation Specialist is needed to track wiring. Gloria will find out how much it will cost. We will discuss at a later date depending on the results from the Specialist if we will attempt to recoup the cost from Powertown.
- Owner Stair Painting Proposal on hold presently. We will ask our attorney at a later date about the legality of the Proposal.
- JBOLT completed work on the Belly Band leak at Unit 21. Unit 8 Belly Band needs to be addressed in the future.
- JBOLT has presented a Bid for \$17,550 to stop the leak into Unit 21 Garage. The proposal does not include flooring effected by concrete repair. It could affect the tile or wood floor. Kay Lea would like Gloria to find out how long the bid is good for and an estimate of how long the project will take. The cost may potentially come out of the Roof Reserves and Deferred Maintenance.

- Larry and Pat, our Handyman, are going to work on a new Bulletin Board.
- The Hamlin flooding has been addressed and sod will be purchased in the future. Marina Way flooding on the back side of Unit 7 is still an issue. Bushes may need to be removed at some point and large roots have interfered with rectifying the situation.
- Four Garage Access Doors will be added to the Handyman List.
- Kay Lea still working on Owner Survey.
- Albright to inspect various Gutter issues.
- Hose Bib repairs are still an issue that needs to be addressed. Pat our Handyman would charge \$100 for stucco repair at each of the twenty-five units. Kay Lea will see if Salemme will adjust their bid based on the holes being addressed by Pat, our Handyman.
- Plans are still ongoing to plant Memorial Trees on the BPV Property.

#### New Business

- Subrogation dismissed at this point but may come back to BPV Association for reimbursement at a later date.
- As a result of family priorities and obligations, Kay Lea Scott will not run for the BPV Board again. If there is a need for a fifth Board Member and circumstances change, she may entertain the idea of running.
- Ginger O'Neill shared that Pinellas County allowed you to cut a tree and replace it with a new tree. She also brought up the Sycamore Tree along Commodore Dr. stating that it is very close to the Power Lines. We have had that tree trimmed by XTrim, but the Cable Company nor the Electric Company will address the issue at this time after repeated requests.

#### Next meeting dates

- Budget Workshop- September 13<sup>th</sup>, 2023 at 5:00 PM on Zoom or at the Clearwater Ameritech Office.
- BOD meeting- September 19<sup>th</sup>, 2023 at 6:00 PM.

Kay Lea Scott adjourned the meeting at 7:00 PM.

Gregg Cuzzucoli, Secretary