

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

## **BOARD OF DIRECTORS MEETING MINUTES**

**February 21, 2023**

President Kay Lea Scott called the meeting to order at 6:00 p.m. A quorum was established. BPV Board Members Kay Lea Scott, Gregg Cuzzucoli, Karen Gillum and Karen Murrill were present. Gloria Reed, AmeriTech Property Manager and one association member, Jeff Murrill were present.

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

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

- We haven't narrowed down a plumbing contractor just yet for the work that needs to be done across BPV.
- IT of Ameritech is completely set up differently and website is being updated.
- Gloria reached out to a contractor regarding the Belly Bands and is waiting to hear back from him.
- Kay Lea and Gloria walked the property with regard to changing our various lights. Gloria suggested purchasing one or two solar lights and testing them out prior to hiring an Electrician.
- Gloria reached out to Gutter Cleaning Company and has not heard back from them.

Karen Gillum presented the treasurers report.

- All the roofs are paid for.
- Assets as of January 31, 2023:
  - Deferred Maintenance \$12,967.34
  - Roof Reserves \$0.54 cents
- Karen reported that \$595.58 is added to Roof Reserves monthly.
- Kay Lea brought up the possibility of creating a Garage Reserve which we can discuss in the future.

President's Report

- Reported overgrown retention pond area, Brazilian pepper tree issue, to Pinellas County Public Works Department.
- Xtrim began lawn service under our new agreement with them on February 14.
- Met with Prestar inspector on wind mitigation inspection; provided documentation
- Contacted Springstead Plumbing regarding sewer clean out on Unit 1 & 2; potential bid request for spigot and shut off valve replacement and sewer clean out for all.
- Contacted Xtrim regarding tree trimming project quote.
- Participated in a walk around to review plumbing issues with a Drain Team representative. Requested they provide a quote or quotes, breaking the sewer clean out, shut of valve replacement and hose spigot replacement/stabilization project into more affordable pieces.
- Ordered sample led marine wall light and solar led motion detecting area lights for board approval. Also ordered new dog waste courtesy signs.
- Sent owner/resident notice on Pinellas County sewer line replacement in our

neighborhood, pool bathroom cleaning volunteers and fire extinguisher count.

#### Old Business

- We are open to getting proposals from small and larger plumbing companies for future projects.
- BPV Board will have to decide along with plumbers input how to parse out various plumbing projects i.e., flushing out sewer lines, hose spigots, and emergency cut off valves.
- Kay Lea will contact Salem Plumbing for future plumbing projects.
- Stucco surrounding Hose Spigot Unit # 9 is not stable and is in need of repair.
- Gloria is awaiting to hear back from a contractor that could possibly work on addressing our Belly Band issues. Larry has walked the property and has identified areas of concern. When a contractor comes out to the property, Larry can assist with sharing areas of concern.
- We are awaiting Wind Mitigation Report and a possible refund retroactive to the first insurance payment we've made this year.
- Kay Lea purchased potential flood lights that we may be able to use in the future and Jeff will set it up around the dumpster area to see if it fits our needs.
- Kay Lea ordered a marine light and is awaiting delivery. These lights may potentially be used in order to replace the forty-six marine lights around the property.

#### New Business

- Karen M. reviewed the BBV Website and provided her findings.
- Recommend removing board member's personal email addresses and phone numbers.
- All pertinent documents are available on the website.
- Recommend archiving older contracts and creating an archive folder.
- Adding December 2022 minutes.
- Adding the 2023 Budget.
- Provide an update on the status of roof repairs and wind mitigation by inserting a 2023 Category.
- Recommend including a newsletter – quarterly or biannual.
- Add 2023 HOA BOD monthly meeting dates and times. Add Quarterly Homeowners meeting dates and time when known.
- 2023 Insurance posted. Recommend we confirm coverage of all units.
- AmeriTech will need to confirm if Pay Online information is correct.

The next quarterly meeting is scheduled for Monday, March 13<sup>th</sup> at 6:00 p.m.

The next board of directors meeting is scheduled for Tuesday, March 21<sup>st</sup> at 6:00 p.m.

President Kay Lea Scott adjourned the meeting at 7:09 p.m.

Gregg Cuzzucoli, Secretary