

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

June 20, 2023

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

Reading of the May 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
- Drafted the Application ARC for Stair Painting-
- Quotes for Stucco Band on Units 21 & 7 \$9,500.00
- Quote for complete replacement of Bands: \$29,655.00
- Quote for Pressure Washing Buildings: \$8,120.00
- Renewal of Flood Insurance (financing is pending)
- Sign Delivered for No Parking in Front of Garage Doors
- Pool Re-inspected on June 9, 2023- Satisfactory

Financial Report.

- Deferred Maintenance is \$19,045.02

President's Report

- Contacted Duke Energy and Spectrum regarding tree limbs encroaching on power lines and cables. Duke Energy trimmed the trees in question last year. They trim on a 3 year cycle, unlikely to be in our neighborhood until 2025. Cable companies do not trim trees unless they have actually knocked down a cable. At that time the tree may be trimmed when the cable is repaired.
- Contacted pressure washing services for bids to compare with the bid we have from Xtrim. Billy Goat Pressure Washing quoted \$3127 for the service for which Xtrim's quote is \$2500.
- Purchased mold and mildew killer to be used on garage 19 and 20 walls until the water soaked, moldy wall can be replaced. Larry and I worked in the garages. 19 is sprayed. 20 is not ready. Wall needs to be cleared.
- Coordinated and approved Units 3 & 4 rear Palm Tree trimming with Xtrim. Completed. \$80
- Contacted a junk removal service, Junk Punks, which will dispose of the pool furniture and brush collected by residents for a \$125-200 fee.

Old Business

- JBOLT Construction will be inspecting Unit 21 Belly Band on Wednesday, June 28th at 9:00 a.m.
- The BPV Board voted to go with the Xtrim bid for Pressure Washing in the amount of \$2,500.
- Continue mold and mildew killer again in Garage Units 19/20. Wall repair will have to eventually be repaired and that will be added to the Handyman List.
- Gregg will contact EMA Engineering regarding the repair of garage leak at Unit 21.
- Karen M. spoke to David from Power Town regarding the damaged Irrigation System. Attempts were made in order for him to come out so we can show him the damages. Larry will look to schedule with him in the near future so that we may move forward in resolving this issue.
- Kay Lea will have the Newsletter/Survey Draft this week.

New Business

- Gloria will ask Ameritech to look over DIY Stair Painting Request Form and will report back to us.
- Karen M. reported over flowing from the gutters above her unit after a heavy rain. The Board discussed possible options to inspect at some point in the future to alleviate the situation.
- The Board voted to reimburse Jeff Murrill the cost of the materials to properly fix Unit 5 & 6 Stairs in the amount of \$404.

Next meeting dates

- BOD meeting – July 18th, 2023

Kay Lea Scott adjourned the meeting at 7:27 p.m.

Gregg Cuzzucoli, Secretary