

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

**Quarterly Owners Meeting Board Report**

**March 13, 2023**

**Roof Replacements, Wind Mitigation Report, Insurance (2022 Priority Project)**

All roofs were replaced between 2015 and 2022, wind mitigation inspection and report completed first quarter 2023 and report posted on the web site, sent to insurance broker who worked with our insurance companies to get a prorated discount on our 2023 insurance premiums in the amount of \$2,932.

**Plumbing: water shutoffs, hose spigots/bibs and sewer lines (2023 Priority Project)**

In the quote and proposal process for identifying and replacing water shutoff valves, replacing and securing hose spigots/bibs, and clearing sewer lines. To the degree possible this project will result in uniform plumbing on our 23 units. It should end the lost water expense and owner repair expenses when our aging plumbing ruptures. Communications to owners will include tips about living with 20 year old pipes.

**Projects completed in 2022**

Irrigation system was repaired by volunteers and the timer reset to meet county requirements. These actions reduced flooding in parking areas.

Pool maintenance company was replaced by Pinellas Pool Pros for savings and availability.

Volunteers clean pool restrooms to save janitor fee. A volunteer for December 2023 is needed.

Solar Sanitation contract adjusted to smaller dumpster with lighter access doors and lower fee.

**Annual required maintenance**

Tree trimming bid process is underway. Dead tree behind unit 12/14 and trees overhanging roof of 6/8 are priorities.

Gutter cleaning quotes will be requested when tree trimming date is set.

XTrim Lawn Service scope of work increased with weed treatment (monthly) and expanded hedge trimming area (quarterly). These and leaf removal are planned to occur before month end.

Pressure washing is on the boards March 21 agenda. The cost savings provided by a proposal to purchase a pressure washer to be operated by a volunteer will be discussed.

**2023 Projects**

Condo belly bands will be inspected and potential leak areas repaired.

Condo complex exterior light fixtures and security motion light replacement in progress

Handyman identified to address

Flooding in parking areas

Plumbing caused stucco repair

Bulletin board

Unit 2 stair repair clean up

Gutter replacement – Unit 9

**Future Projects** – considering reserve funds for these projects that may exceed \$10,000

Stair painting, repair and replacement. BOD to consider owner “do it yourself” painting plan in 2023.

Garage multiple issues to be documented. The next step in the repair of unit 21's garage tbd in 2023.