

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

October 17th, 2023

Gloria Reed, Ameritech Property Manager, called the meeting to order at 6:03 PM. A quorum was established with three board members present; Gregg Cuzzucoli, Karen Gillum, and Karen Murrill. Resident Jeff Murrill and Ginger O'Neill were present. Board Member Larry Fineout and resident Margaret Ballou joined the meeting in progress.

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

Manager's Report from Gloria Reed:

- Kay Lea purchased four Garage Access Doors and Bulletin Board Supplies. Our Handyman Pat will be notified when the doors are delivered and coordinate a time with Larry to begin the new Bulletin Board.
- Gloria reached out to Albright Roofing and sent pictures of gutters. They have not contacted her back. She is going to reach out again with a follow-up email.
- Gloria has talked to a couple of Irrigation Companies. She states that the companies are not coming out for quotes. They are coming out expecting to do the repair. Gloria will continue to investigate and try and find someone to ultimately have the tracing done.
- Sales Application: None
- Lease Application: None
- No ARC requests.

Financial Report:

- Deferred Maintenance is \$24,519.32
- A question was asked about \$100.00 under Application Income. Gloria will investigate and report back to us.
- Another question was asked about Check #5809 written to the Handyman Pat in the amount of \$565.72. Where was that applied to in the expenses? Building Maintenance and Repairs (6100) was the answer given coming out on August 28th.

Old Business

- JBolt will submit a new proposal to BPV regarding Unit 21 Garage prior to beginning. A date is yet to be scheduled.
- \$275 was collected for Memorial Trees. Where, what, and when to plant? There was a thought to plant a tree where the stump is now. Gloria will reach out to Eric for an estimate of how much it would cost to grind it down. There was discussion about possibly purchasing two trees for both sides of the building with plaques on both sites. Planting may be delayed until our irrigation issues have been resolved. Karen G. will get estimates.
- Garage Access Doors will be delivered and installed by Pat the Handyman in Units 18,19,20, and 22.
- Gloria is still working on getting Albright Roofing to come out and inspect problem areas with the gutters.

- The location for our annual meeting will be the Seminole Recreation Center on November 28th at 6 P.M.
- Supplies have been purchased for the new Bulletin Board. Larry and Pat to install it.
- Gloria will continue to reach out to Irrigation Companies in order to resolve issues with our Sprinkler System. We would like to have tracing done and find out if there is an issue with the wiring. If so, we are hopeful Powertown will be held accountable for the damages. BPV feels that they may have done damage in the past while working on the property.
- Units 5 and 6 submitted estimates to the BPV Board regarding stair repair. They would like to do the repairs themselves replacing the stringers, a rotting platform, and installing composite stairs in place of wooden stairs that have warped over time. A cost sheet was submitted, and the residents requested to be either reimbursed partially or fully for their expenses. This repair falls under the responsibility of our HOA. Therefore, the BPV Board cannot give away the responsibility of the stair repair to the homeowners.
- A motion was made by Gregg Cuzzucoli to have our attorney look into residents taking on DIY Projects that normally fall under the responsibility of the HOA. Karen Gillum, Larry Fineout, and Gregg Cuzzucoli voted in favor. Karen Murrill abstained from voting. Gloria will contact Dan Greenberg with our request.
- We are still receiving electric bills from Duke Energy billed to Shadow Lakes. Gloria reached out to Duke and they will not change the bills into the board's name unless Shadow Lakes gives a release and permission. Gloria will continue to try and resolve the issue and report back to us.

Next Meeting dates

- BOD Meeting – November 28th, 2023 at 6 P.M.

The meeting was adjourned at 7:10 P.M.

Gregg Cuzzucoli, Secretary