

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

November 19th, 2024

President Kay Lea Scott called the Zoom Meeting to order at 6:00 p.m. A quorum was established with four board members present: Kay Lea Scott, Gregg Cuzzucoli, Larry Fineout, and Jack Bisson. Residents Jeff and Karen Murrill, Ginger O'Neill, as well as Ameritech Property Manager Gloria Smith, were present as well.

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

Gloria Reed's Manager's Report.

- Gloria reached out to Albright Roofing informing them they need to send a contract for replacement of Garage Roof #9. We are also waiting for when it will be scheduled.
- Gloria put a call into JBolt for quotes and is awaiting a call back.
- Gloria reaffirmed the idea of placing the Irrigation Report completed by Jack Bisson and Jeff Murrill on the BPV Website.
- Gloria reminded the BPV Board about the Corporate Transparency Act and asked that all members comply with regulations prior to the end of the year.
- Confirmed owners of Unit 4 would like railings painted at the conclusion of stairs repair job.

Kay Lea presented the Financial Report.

- Deferred Maintenance \$9,825.88

President's Report

- Wrangling Milton repairs. Thanks to Jack.
- Communicated with relatives of Linda Gau regarding repairs needed to her unit as a result of first responder access due to a fall.
- Working with Ann Amato to procure 2025 insurance. The first offer indicates premium savings are possible.
- Thanks to Larry for repairing and replacing parking signs on Marina Way side.
- BPV Board to put a priority in the new year for a Resident Key Audit in the case of emergencies.

Old Business

- We are awaiting Jbolt and Albright Roofing to get back to us regarding a start date to begin storm repairs.
- Gloria emailed Albright Roofing with additional concerns we had that needed repair. The need for downspouts for Units 5&6, 15&16, 19&20; a quote for replacing the leaking vents with shingles on Unit #2; Garage 19 & 20 Roof Inspection; and leak in the closet of Unit 18.
- DUCS will begin stair replacement project for Units 3&4 in approximately three weeks.
- We are awaiting a date from Albright Roofing to begin Garage Roof #9.
- Jbolt was out and calked various areas above Garage #21. They are scheduled to come back in a week to do a water test to see if the garage leaks.

- Gutter cleaning will be put on hold until various roofing repair jobs are completed.
- The Board voted unanimously 4-0 to approve Albright's quotes for UNIT #19&20: Front gutter re-attach downspout in front left corner. Price: \$150.00 and UNIT #22: Replace missing soffit & fascia wrap, re-secure loose soffit panels. Cash Price: \$850.00.

New Business

- Kay Lea is looking for a date to begin window washing for those owners who are interested.
 - If you are interested in a ride to our annual meeting, contact Kay Lea.
 - Kay Lea is working on a Newsletter to be emailed out to the residents in the near future.
 - We are presently using the Fineout's garage for the items our HOA owns. The idea of building a Utility Shed was brought up by Kay Lea. Larry will do an inventory of everything in the garage as it will give us a better understanding of our needs and planning as we enter the new year.
 - Kay Lea had a question about the Irrigation Report concerning areas needed to be addressed by a contractor. Jack informed us Zone 1 and 10 had weak or low pressure.
 - Prior to replacing sod again behind Units 5&6, the idea of placing seed down and watering appropriately was discussed.
 - Larry and Jack will look to possibly reassemble the fence around the garbage dumpster.
 - BPV's Bulletin Board was damaged by the storms and needs to be repaired or replaced.
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- Kay Lea Scott adjourned the meeting at 7:00 p.m.

Next meeting dates

- Annual Meeting – November 25th, 6:00 p.m.
- The December BPV Board Meeting will be December 17th, at 6:00 p.m.

Gregg Cuzzucoli/ Secretary