

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

June 18th, 2024

President Kay Lea Scott called the Zoom Meeting to order at 6:01 p.m. A quorum was established with four board members present; Gregg Cuzzucoli, Karen Gillum, and Jack Bisson. Resident Jeff Murrill as well as Ameritech Property Manager Gloria Smith were present as well.

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

Gloria Reed's Manager's Report.

- Garage roofs 3, 4, 5, and 6 have been completed and the final invoice totaling \$9,905 from Albright has been received and will be paid out from Roof Reserves.
- Karen brought a possible discrepancy in Solar Sanitation's billing to the attention of Gloria. She tried contacting the company but was unsuccessful. She will follow up to make sure there was no extra payment.
- Ameritech issued a check in the amount of \$250 to Carol B. for reimbursement of plumbing previous plumbing costs.
- Gloria received warranty information pertaining to Garage Roofs 3, 4, 5, and 6. She will send a copy to Kay Lea.
- Lint Busters will be out to BPV on June 27th. All interested parties have been notified and sent a schedule of when the work will be done.
- Gloria is still trying to contact a Handyman for work around the property.
- Newly planted sod will be treated to slow fungus down.

Karen Gillum presented the Financial Report.

- Deferred Maintenance \$5,659.23
- Roofing Reserve \$9,869.82
- Roofing Reserve funds will be used to pay recent Albright Invoice with the remaining balance being taken out of Deferred Maintenance.
- Painting Reserve \$14,862.
- The BPV Board discussed funds from various reserve accounts can be moved with owner's approval if necessary.

President's Report

- Have not received a response from Power Town regarding the \$495 payment for irrigation services. Last communication was that they would send a check to Gloria Reed at her work address.
- Ordered and received 10 Marine Lights. Larry Fineout will replace lights as needed.
- Coordinated roofing of garages 3, 4, 5, 6. Driveway access was key for handicapped resident. Copies of county required records requested from Albright Roofing will be

added to the roofing records used for wind mitigation reporting. Although garage roof history has not been required for Wind Mitigation Reports, it was requested by insurance companies for 2024 coverage.

- Worked with Xtrim as sod and landscaping feature were installed. Communicated with board and residents. Due to a moisture issue, the sod developed a fungus. Coordinating application of fungicide and root stimulator at this time. The sod will not be mowed until the roots have set. The landscape feature will be completed next week when Xtrim places the last of the rock around the pavers.
- Use of the pool has increased. We have a liability issue as users continue to leave the gates unlocked. A sign will be purchased reminding residents to lock the gate before leaving. Scott of Pinellas Pool Service repaired a leak at the pool pump area. Posted the 2024 state pool registration document.
- Coordinated Lint Busters service for 10 residents. Service will be performed June 27.
- Signed flood insurance renewal.
- Numerous attempts have been made with Duke Energy concerning grassy area outside of pool to no avail. Will continue to contact to remediate situation.
- One of the Pool Umbrellas was broken and most likely needs to be replaced.

Old Business

- Still looking to find a contractor to complete work on Trip Hazards around the property.
- Repair of the wall in Garage Unit # 3 and addressing immediate safety issues concerning the stairs is paramount the next time we hire a Handyman.
- The idea of various Reserve Accounts being redistributed to Roofing Reserves to replace Garage Roofs was discussed.
- A picture will be taken of symbol on sign next to Unit 21 sign and sent to Gloria to find out its origin.
- Resident Jeff M. resolved recent Irrigation System repairs. He plans on working with Larry F. to repair one other leak.
- Extra Irrigation parts were purchased from Lowe's in order to take care of routine maintenance and emergency issues.
- Ten extra Marine Lights were purchased and housed in Larry's Garage to be installed when needed.
- Putting together a map of Irrigation Zones on the property was discussed. Jeff M. has a partial map. A Fall project by residents was recommended to map out the rest of the property.
- Recent Stair Estimate totaled approximately \$10,000 for each staircase. We are still looking for other quotes and looking at starting the project next year. Kay Lea brought up the idea of when we are able to move forward with replacement at the HOA's expense, owners may pay the difference for added cost of upgrading railings, stairs, or landings. More discussions will be had in the future.
- An increase from \$50 to \$100 was suggested for Background Checks for future applicants to BPV Rules.

Kay Lea Scott adjourned the meeting at 6:58 p.m.

Next meeting dates

- BOD Meeting – TBD

Gregg Cuzzucoli/ Secretary