

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

August 20th, 2024

President Kay Lea Scott called the Zoom Meeting to order at 6:02 p.m. A quorum was established with five board members present; Gregg Cuzzucoli, Karen Gillum, Larry Fineout, and Jack Bisson. Residents Jeff and Karen Murrill as well as Ameritech Property Manager Gloria Smith were present as well.

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

Gloria Reed's Manager's Report.

- Monthly site visits.
- Weekly correspondence with Board President Kay Lea Scott.
- Sales or Rental Applications: None
- Inspection Report regarding the Pool sent out to BPV Board.
- Invoice sent out to BPV Board from Pinellas Pools in reference to repairs.
- Driver Vent Cleaning: All units paid.
- Consent to receive electronic mail emailing.
- Information from the 2024 Legislative changes provided.
- Explained positive benefits of Bank Transfer from Truist to South State Bank.
- Informed BPV Board of Pinellas County Utilities substantial increase this billing cycle.
- Informed BPV Board of new Condominium Website requirements.
- Attachment sent out for Educational Requirements of BPV Board.
- Informed BPV Board of new Administrative Website fees.
- As of 2025, BPV Board Members must provide a copy of Driver License to Ameri-Tech which will then be sent to the Federal Government.
- Gloria suggested we consider pooling various Reserves and or transferring money to and from to avoid Special Assessments when are in need of making a purchase in the future. This will require an ownership vote.

Karen Gillum presented the Financial Report.

- Deferred Maintenance \$7,325.89 as of the end of July.
- Reserves and total Deferred Maintenance combined total of \$35,445.04

President's Report.

- Clean up after Debbie Day was successful.
- Quarterly Newsletter.

Old Business.

- Gloria did locate someone and she will be reaching out soon for various projects. Unit 3 Drywall Repair, Signs, and Stair Repairs are at the top of the list.
- Garage Roofs 3,4,5, and 6 completed. Unit #9 Garage Roof will be next roof repaired.

- Unit 21 Garage leaked during Tropical Storm Debbie. Gloria will reach out to David from JBolt to come out and assess the damages.
- Gloria will reach out to Down Under Construction and set up a time to meet with Jack Bisson and any other available BPV Board Members to walk the property. More specifics will be asked such as putting together a priority list identifying staircases that need to be fixed, the possibility of owners paying for possible upgrades, and painting of stairs.

New Business

- Condominium Directors Educational Meeting already discussed.
- Budget Workshop will be September 18th, 6:00 PM. Location will be the Ameri-Tech Main Office.
- We will await the invoice from Pinellas County Utilities and try and determine why we have a large overage.
- Resident Jeff Murrill donated his Pressure Washer to BPVs. It will be housed in Larry Fineout's Garage.

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

Next meeting dates

- BPV BOD Meeting and Budget Workshop – September 18th, 6:00 p.m.

Gregg Cuzzucoli/ Secretary