

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

May 21st, 2024

President Kay Lea Scott called the Zoom Meeting to order at 6:01 p.m. A quorum was established with three board members present; Gregg Cuzzucoli, Kay Lea Scott, 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 March minutes was waived and they were approved.

Gloria Reed's Manager's Report.

- A quote was obtained for Garage #3 roof repair from Albright Roofing and Contracting for \$1,850.
- A quote was obtained from Lint Busters for \$90-\$120 based upon the number of units that would opt in and is good for sixty days. Seven units have shown interest and each individual owner will pay the vendor directly.
- Gloria is still searching for a vendor to obtain a quote for grinding down cement hazards.
- Gloria has resolved the issue of possible overpayment to XTrim. After all parties sat down and went over invoices and payments, it was determined that they were not overpaid.
- Gloria is still working on bringing in a new or additional Handyman to work on various projects around the property.
- A new pool lock was obtained and a pool pump issue was resolved. Gloria plans on dropping off new pool certificate.

President's Report

- Continued contact with Duke Energy regarding the wet area located in county space between BPV's pool and Hamlin Boulevard. Still no call back.
- Received additional corrections for the resident/owner directory. Noted county records are not automatically updated when refinancing results in ownership changes. Follow up with the county needed to ensure they, association and AmeriTech have up to date unit owner information.
- Contacted Salemme Plumbing regarding anti-siphon faucets that could have been installed. Although anti-siphon faucets are recommended to keep unwanted liquids from siphoning back into plumbing, they are seldom kept by customers after installation. The feature causes back spray when the faucet is turned off, frequently showering the user. The way hose bib faucets are used at Bay Pointe Villas does not indicate a need for anti-siphon faucets. Installation was declined at this time. The feature can be added should it be required in the future.
- Xtrim applied the fill behind Units 5-8 on May 16. Sod will be installed May 30 or 31.
- Irrigation was checked by Jeff Murrill. Per his email of May 10, continued monitoring and some changes to sprinkler heads is needed.
- No residents expressed an interest in a community garage sale. With the board's approval, Kay Lea Scott and Larry Fineout will have a limited garage sale and let the residents know when a date is set. Larry fixed the left side of the bulletin board. Residents can easily access it to post for sale and other notices.

- New locks were installed at the pool. Residents were notified of the new code via email. The pool vendor replaced the skimmer.
- Resident expressed concern that the back in only parking sign is confusing and may not be needed. Discussions with residents that may use those spaces did not provide clear direction. The Hamlin sign was removed and no complaints have been forthcoming.
- Powertown has received all the necessary information they need to reimburse us in the amount of \$495. Kay Lea will follow up in the next week or so to make sure a check was sent to Ameritech.
- Kay Lea and the rest of the board present reaffirmed that there was a unanimous email vote not to do the power washing at this time and approving landscaping behind Units **5, 6, 7** and 8.
- Karen Gillum, current board member, has placed her unit up for sale. If and when she resigns, an email will be sent out for all those interested in filling the position.

Karen Gillum emailed the Financial Report.

- Deferred Maintenance \$5,075.90
- Solar Sanitation dumpster charge for our landscape/maintenance project was \$370 in addition to our monthly charge of \$166.10.
- There was a reimbursement to Kay Lea in the amount of \$404.10 for our landscaping/maintenance project.

Old Business

- See President's Report concerning Anti-Siphon Faucets.
- A motion was made and passed unanimously to reimburse a resident for the repair of a past plumbing issue (shut-off valve).
- See Manager's Report concerning trip hazards.
- At this time, the board does not feel it is necessary to contact our attorney regarding our Rent/Lease Documents.
- Raising the amount of our background check was discussed and also a possible discrepancy with regard to how much we charge currently.
- The Board voted unanimously to accept the bid from Albright at a cost of \$8,925 using our Roof Reserves and schedule the replacement of Garage Roofs 3,4,5, & 6.
- There still remains a few Handyman Projects including a hole in Garage # 3 and various unit signs that need to be moved.

New Business

- A new bill regarding Community Associations has yet to be signed by Governor Desantis. When Gloria finds out any pertinent information after the bill is signed, she will share it with the Board.
- See President's Report regarding Parking Signs.
- Kay Lea suggested that as a Board we need to begin to think about 2025 Board Members, budgets, reserves, and various projects.

- We will maintain Zoom Meetings for the months of June, July, and August.

Next meeting dates

- BOD Meeting – June 18th, 6:00 p.m.

Gregg Cuzzucoli/ Secretary