

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

January 16th, 2024

President Kay Lea Scott called the Zoom Meeting to order at 6:04 p.m. A quorum was established with five board members present; Gregg Cuzzucoli, Karen Gillum, Jack Bisson, and Larry Fineout. Resident Ginger O'Neill and Ameritech Property Manager Gloria Smith were present as well.

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

Gloria Reed's Manager's Report.

- Gloria reached out to the Board of Catalina Cove which allowed her to send out an email to residents requesting to not use our dumpster.
- Gloria reached out to Solar Sanitation to see if they had any signs, we could post to prevent unwanted usage of the dumpster.
- Gloria requested a quote from Saleme Plumbing for Hose Bibs. She is waiting to hear back.
- JBolt will start work on Unit 21 Garage on January 22nd and is expected to last 3 to 5 days.

Karen Gillum presented the Financial Report.

- Deferred Maintenance \$29,077.58

President's Report

- Kay Lea talked about the irrigation leak caused by the county that is still not repaired. There are additional issues that have arose that Kay Lea will follow up on.
- Kay Lea contacted the Pinellas County Sheriff's Office regarding New Year's Fireworks that were fired off from the Parking Lot across from Commodore. Three cars were damaged as a result.
- EV Scooters, bicycles and Golf Carts have caused safety concerns for residents on our sidewalks. Posting signs was discussed to caution people walking.
- Kay Lea and Karen have been working on the Memorial Trees. Two out of the three have been purchased. They will get together in the near future to purchase the third tree.
- Residents have reported non-residents dumping garbage in our dumpster and people using our grass closest to the buildings and not the sidewalk when cutting through neighborhoods. A No Trespassing Sign will be purchased to combat the issue.
- Kay Lea brought up the idea of putting up a motion detection light by the Retention Pond and will possibly reaching out to Duke to see if we could mount one on one of their poles.

Old Business

- Two Memorial Trees have been purchased and input is still appreciated for the third tree.
- JBolt will begin Unit 21 Garage leak repair on Monday, January 22nd.
- Three out of the four Garage Access doors have been repaired. Pat the Handyman will be finishing the fourth in the near future.
- The Bulletin Board is near completion and Pat and Larry have some final touch-ups to do.
- Pat the Handyman has continued to shore up problem areas with our stairs.
- Kay Lea will look into ongoing issues with damage done by Powertown.

New Business

- Signs will be purchased in the near future regarding the dumpster and sidewalk concerns.
- Driveway trip hazards are evident in a few areas and need to be grounded down. Gloria will reach out to Pat to see if he is able to do the job.
- We are awaiting a bid from Salemme Plumbing regarding Hose Bibs.
- Optimal dates will be looked into for Power Washing, Gutter Cleaning and Tree Trimming.
- While JBolt is here working on Unit 21 Garage, we are going to ask for his advice and or a possible bid regarding the replacement of our stairs.
- Gloria will check with Pat the Handyman on available dates to complete Garage Access Doors. Painting of those doors may require some additional time due to the weather.
- We will inquire with our landscaper about putting sod down in front of Units 1 & 3 and behind 5 & 6.
- Larry will look into the cost of leaf-guard for gutter issues.
- Removal of problem tree or trees would be the responsibility of BPV and not Duke, Spectrum, or the county.
- Jack will look into various vendor contracts for competitive quotes.

Larry Fineout made a motion to adjourn the meeting and was seconded by Karen Gillum. Kay Lea Scott adjourned the meeting at 7:04 p.m.

Next meeting dates

- BOD Meeting – February 20th, 6:00 p.m.

Gregg Cuzzucoli/ Secretary