

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

October 22nd, 2024

President Kay Lea Scott called the Zoom Meeting to order at 6:00 p.m. A quorum was established with all 5 board members present; Kay Lea Scott, Gregg Cuzzucoli, and Larry Fineout. Residents Ginger O'Neill, Jeff and Karen Murrill were present as well as Ameritech Property Manager Gloria Smith.

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

Gloria Reed's Manager's Report.

- Albright Roofing was paid \$650 for Unit 16.
- Scott our pool guy was out and cleaned after Milton.
- XTrim's payment for clean up was sent in at a cost of \$250.
- Gloria reached out to David of JBolt to work on Unit 21 Garage leak and to inspect the Belly Band outside of Unit 7.
- Albright completed Garage Roofs 3, 4, 5, and 6.
- BPV Board approved starting Garage #9 and Gloria has reached out to Albright to schedule.

Gloria Reed presented the Financial Report

- Deferred Maintenance \$8,159
- Painting Reserves \$16,521
- Roof Reserves \$6,894
- Discussion of Pooling Reserves to cover repairs from Hurricane Milton. The conversation was tabled to after the BPV Annual Meeting.

President/Vice President Report

- Many thanks to Jack for hurricane preparation and clean-up efforts.
- Thanks to Larry fencing and fascia pieces were salvaged from Helene and Milton for possible recycled hurricane repairs.
- Jack continued working the Hamlin Swamp drainage issue.
- Successful and well received garage sale October 5. Positive comments from customers indicate future Bay Pointe Villas community sales would be well attended.
- Notified residents a Salvation Army truck will pick up at garage 20 on Oct. 23.
- Contacted our new residents, Tom and Tamara Green. Due to Milton and other scheduling issues, new owner interview to be completed after move in.
- Updated resident/owner directory and distribution list.
- Wrangling Milton repairs.

Old Business

- Gloria will coordinate a time and date for JBolt to inspect Unit 21 Garage leak.

- Jack is still following up with various people from the county regarding the “Hamlin Swamp”. This is an ongoing issue that began in December of 2023. The Board is committed to finding a resolution for this issue, but understands it will continue to take time and perseverance.
- The contract for staircase #3 has been sent in to Down Under Construction and we are waiting for them to get back to us for a start date. The owner has requested the railing be painted.
- The Board is still waiting for a start date of Unit #9 Garage Roof Replacement. Gloria will follow up with Albright to get an idea when they will start.

New Business

- Kay Lea thanked the BPV Community for helping clean up after Hurricanes Helene and Milton.
- Due to storm debris, the BPV Board voted 3-0 that we should schedule a Fall cleaning of the Gutters and Downspouts with XTrim. Due to all the roofing projects presently, we will wait to schedule at this time.
- Soffit repairs are needed in front of Unit 23. Kay Lea will put that on a Repair List.
- Roofs of Unit 2 and Unit 16 were placed in the Storm Damage Report. Albright came out and inspected both roofs. The conclusion was the Roof Vents were defective and a leak around a Dryer Vent of Unit 16. No roof repair was needed. Unit 16 vents were sealed. Unit 2 recommendation was to remove the vents and put shingles there in the future. The Board will discuss at a later date if and when they want to move forward with Albright’s conclusions. The cost was \$650 to seal the vents.
- Unit 7 Garage Roof has a small leak from storm damage. Unit 7 and 8 are due to have roof replaced at a cost of \$4,725. The Board will look to see if they will be next in line after Unit 9 has their roof replaced. A Handyman can then work on repairing the interior leak.
- Belly Band on Unit 7 needs to be inspected.
- Pool clean-up and skimmer purchased will be tabled until next meeting.
- Hanging branch in Unit 2 driveway has been resolved at no cost to the HOA.
- Dumpster fence and bulletin board have been added to Handyman list.
- Irrigation status will be tabled until next meeting.
- Trip Hazard place behind Units 11 & 12. We will ask JBolt to inspect when they come to look at the Belly Band outside of Unit 7.
- Xtrim proposal for sod replacement behind Unit 6 & 7 will be tabled to next meeting.
- The first notice has gone out for our Annual Meeting.
- Karen Gillum, board member and treasurer, moved to Indiana.
- The board has decided to complete this year with four members and all share treasurer responsibilities.

Kay Lea Scott adjourned the meeting at 7:01 p.m.

Next meeting date .

- BOD Meeting – November 19th, 6:00 p.m.
- Annual Meeting & the Election of Directors will be held on Monday, November, 25th, at 6:00 PM.

Gregg Cuzzucoli/ Secretary