

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

December 17th, 2024

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

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

Gloria Reed's Manager's Report.

- Gloria touched base with Kay Lea regarding a walkthrough by Island Painting to repair Belly Bands. A quote is forthcoming.
- Gloria sent in another customer service request regarding our latest water bill. In addition, she informed them that there are no leaks on the property currently. She is awaiting a response.
- Gloria recommended reaching out to her or Becky from Ameritech if you need assistance signing up to the new bank that is handling our monthly HOA fees.
- Gloria sent out the draft of the minutes from the Annual Meeting to BPV Board Members.
- The Transparency Act initiated by the Federal Government requiring Board Members to provide identification was put on hold for the time being by a Federal Judge.
- At the beginning of January, Gloria will send out the calendar for available classes from The Department of Professional Licenses.

Kay Lea presented the Financial Report.

- Deferred Maintenance balance is \$10,659.21
- The Roof Reserves balance is \$3,296.30

President/Vice President Report

- VP raked the failed sod area behind Units 5-8. Plans to lay fresh soil and re-seed.
- VP fertilized Hamlin front yard and Marina backyard.
- VP cleared leftover storm logs from the Hamlin front yard and removed branches that had fallen on the pool fence.
- 2025 insurance signed; financing option approved. Annual premium for all insurance with the exception of Flood is \$33,305. Down payment and monthly installments will be \$2,737.42.
- VP identified and is working excessive water bill issue for the period of Sept. 19 to November 19.

- County installed a no parking sign on BPVs side of Marina Way. Discussions with the supervisor and installer clarified that although the sign appears to mark no parking in the double line area to the intersection with Commodore, the area of no parking extends to Bay Pointe Villas drive way on Marina Way.
- Repeatedly requested window washing date from Window Gang. They will be here the week of Jan. 6.
- Approved the planned February addition of a min pin emotional support dog for the owner of Unit 19.
- Inspections and quotes from other belly band repair options in process.
- DUCs notified VP the Unit 4 stair replacement has slipped until after the first of the year.
- Handyman repaired siding damage on #5/6 garage.
- Handyman tightened #18 staircase and railing; identified a stringer on the staircase is broken.

Old Business

- Storm repairs are ongoing and being scheduled for the new year.
- Unit 4 stair replacement will be scheduled after the first of the year.
- Signed contracts have been sent in to Albright and we are awaiting scheduling.
- Gloria will follow up with David from Jbolt on results of water test completed on Unit 21 Garage.
- Larry completed an inventory of the various items he has been storing in his garage that belong to the BPV HOA. The board has been considering purchasing a storage shed for the property. Subsequent to that, a suggestion was made that we take one of the two existing pool lavatories and convert into a permanent storage facility. We will discuss further next month.

New Business

- Island Painting will be providing a quote for belly band repairs and Jack recommended a company, V & N Remodeling, as well. Kay Lea has been attempting to schedule a time for them to come out after they canceled their initial appointment.
- Gloria has requested an inspection of the water meters as a result of a substantially higher water bill this billing cycle.
- A leak occurred in Unit 10 that also effected the residence of Unit 9. There was difficulty in finding the Shut Off Valve for Unit 10 in the box located outside of the units. A motion was made by Larry to have Salemme Plumbing come out and have Unit 9 & 10 Shut off Valves housed and identified properly in the same box outside of their units. Kay Lea seconded the motion. The motion passed 3-0. When Salemme comes out, we will also request that they double check Units 5 & 6 Shut off Valves to see if they are labeled properly.
- Solar Sanitation contract renews every three years. Our contract will renew in the Spring. Prior to renewing, the board will look at acquiring quotes for comparison.

- Kay Lea Scott adjourned the meeting at 6:41 p.m.

Next meeting date

- BOD Meeting – January 28th, @ 6:00 p.m.

Gregg Cuzzucoli/ Secretary