

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

September 18th, 2024

President Kay Lea Scott called the Zoom Meeting to order at 6:40 p.m. A quorum was established with all 5 board members present; Kay Lea Scott, Jack Bisson, Karen Gillum, Gregg Cuzzucoli, and Larry Fineout. Ameritech Property Manager Gloria Smith was present as well.

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

Gloria Reed's Manager's Report.

- Preparation for 2025 Budget Workshop.

Karenn Gillum presented the Financial Report

- Deferred Maintenance \$8,159.42
- Roof Reserves \$1,955.56
- Pool Reserves \$6,894.06
- Increase in Water Bill was discussed. Possibilities range from an influx in Snowbird's water usage, water from "Hamlin Swamp" is somehow getting charged back to us and a pool hose leak. Gloria will pull previous year's bill so we may investigate further to ascertain the reason for the increase.

President/Vice President Report

- Contacted Power Town regarding the \$495 payment for irrigation services. Their last communication was that they would send a check to Gloria Reed at her work address.
- Garage drywall repair Unit 3 & 4 was completed on September 17th. Special thanks to Floyd and Joanne for accommodating the repair. Jack will paint the spots.
- Jack reported the Hamlin Swamp drainage issue and opened cases with Duke, Power Town, and Pinellas County. Power Town came out to inspect and determined there is no issue induced by their ground box work from last Fall. They indicated the issue is related to stormwater/drainage and lies with Pinellas County. That area of land is a main drainage point for the entire surrounding neighborhood. As such, Pinellas likely needs to install better drainage gutters and/or piping. We then reported the slick sidewalk safety issue to Pinellas County Public Works. Jack and Kay Lea spoke with the county rep who put a warning gate at the site. He said it could be a water main issue. There is an 8" main in the area.
- Four residents will have a garage sale on October 5 at the corner of Marina Way and Commodore.
- Bennett replaced a sprinkler head that was too embedded in the hedge row for our volunteers to fix. Thanks to Jeff and Jack.
- The tree line from the Marina Drive to the pool has several large, dead branches caught in the tree canopies. Kay Lea will discuss the issue with Xtrim on Monday.

- Residents at the east end of Bay Pointe Villas have experienced issues with package delivery. Our good neighbors have made sure the packages got to the correct unit. Signage may be a minor part of the problem. Updating the signs on the garages remains a handyman project. Jack will move the #21 sign so that it can be seen.
- Drafted newsletter #6 to update residents on the Hamlin Swamp, garage sale and window washing service. The newsletter will be emailed Sept.20.

Old Business

- Confirmation of a check from Powertown is still pending. Gloria will follow up wo see if we received a check.
- A motion was made by Kay Lea Scott to begin replacement of Garage Roof #9 by Albright Roofing. At that time, Albriight will be asked to inspect the gutters above Unit's of 5 and 6 as well as any other areas of concern, and Garage Unit 20 leak. The motion was seconded by Gregg Cuzzucoli. The motion passed unanimously 5-0. Gloria will set up scheduling.
- A motion was made by Kay Lea Scott to begin replacement of Unit 3 Stairs by Down Under Construction. The motion was seconded by Larry Fineout. The motion passed unanimously 5-0. Gloria will work on scheduling.
- Gloria will coordinate a time and date for JBolt to inspect Unit 21 Garage leak.

New Business

- Kay Lea Scott and Jack Bisson plan on interviewing the new owners of Unit 16.
- Albright Roofing will be scheduled to inspect Gutters and unit 20 Garage leak.

Kay Lea Scott adjourned the meeting at 7:12 p.m.

Next meeting date

- BOD Meeting – October 15th, 6:00 p.m.

Gregg Cuzzucoli/ Secretary