

# **BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**February 20th, 2024**

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

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

Gloria Reed's Manager's Report.

- Gloria sent out the final application for Unit 1 to the BPVCA Board.
- Pinellas Pool Pros invoice was sent out for \$711.49.
- Gloria sent out the proposal from Salemme Plumbing regarding Hose Bibs.
- Jbolt will be sending an invoice for the completion of Garage 21 Garage Repair. David will also send a proposal to grind down tripping hazards around the property as well.
- XTrim Landscaping will be sending out a quote for Gutter Cleaning.
- Financials will be set up on the BPV Website with an Owner's Log In.

President's Report

- Contacted Pinellas County Utilities regarding leak located in county area between BPV's pool and Hamlin Boulevard. Leak was not a reclaimed water line. It was ground water that had collected in Duke Energy's pull box from weather conditions. Because electricity is involved, Pinellas County must wait on Duke Energy to pump out the box. No response to follow up calls made to Duke Energy for status on the situation.
- Contacted Pinellas County Public Works requesting a street light be installed at the end of Marina Way. No response to the request has been received. Contacted Duke Energy regarding lighting that might be added to one of their poles in the area. Lighting can be purchased if we receive a no on the requested Pinellas County Street light.
- Half of the residents responded with an ok to publish their information in the proposed resident directory. Prepared a directory for board use at this time.
- Sent 2024 newsletter #2 to residents.
- Provided incomplete information in regard to unit leasing to one of our owners. Encouraged him to contact our LCAM.
- Our oldest resident will be 95 soon.
- The next time Duke is out they will inspect rusted Meter Cans. Kay Lea will send a picture prior to them coming out.
- Kay Lea will contact Powertown for reimbursement from previously damaged irrigation system.

Karen Gillum presented the Financial Report.

- Deferred Maintenance \$21,135.91
- Duke changed two accounts from Shadow Lakes to Bay Pointe Villas.

## Old Business

- Unit 21 Garage job was completed. While here Jbolt stabilized Unit 22's stairs as well.
- Jbolt is going to give us a bid for repair of trip hazards around the property.
- Gloria will reach out to XTrim to schedule and obtain proposals for Gutters, Pressure Washing, Tree Trimming, and Sod Work.
- Unit 22 Garage Access Door and Unit 13 Hole in Wall Repair, and Sump Pump Repair jobs are still trying to be scheduled and completed.
- Drainage issues continue to be a problem behind Units 7 and 8. It is still on Handyman To Do List.
- Kay Lea completed BPV Bulletin Board Use Rules.
- Unit 1 Owner's Application was sent out too BPVCA Board.

## New Business

- BPVCA Board approved Salemme Plumbing Proposal 5-0 of \$7630.00. Gloria will contact them to schedule job.
  - Reel Construction sent quotes and recommendations regarding stair replacement.
  - We are still waiting for a bid from Jbolt for stair replacement.
  - Gloria recommended increasing our \$50 Application Fee.
  - Kay Lea recommended Board Members look over Rent/Lease Documents and Amendment to Declaration of Condominium Docs prior to next meeting.
  - Karen G. will call the Public Works regarding mowing green space behind Bay Pointe Villas.
  - Karen Murrill requested parkway repair in front of Units 3 & 4.
  - Jeff Murrill mentioned the Agenda to the Meeting was not posted on the BPV Website and that they did not receive it in their email as well. The importance of having it on our website prior to the meeting was discussed as well as having all the correct contact emails so that all the residents receive the agenda and zoom link and are able to attend the meeting if they wish.
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- Kay Lea Scott adjourned the meeting at 7:08 p.m.

## Next meeting dates

- BOD Meeting – March 19th, 6:00 p.m.

Gregg Cuzzucoli/ Secretary