

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

March 19th, 2024

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

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

Gloria Reed's Manager's Report.

- Pat the Handyman completed installation of a door, catchline for Unit 13, and fixed the Sump Pump at a total cost of \$650.
- Gloria and Kay Lea will make a priority list of projects and reach out to a new Handyman in an effort to tackle the many projects we need completed when we are not able to schedule Pat.
- Salemme Plumbing completed their work and have been paid.
- Jbolt has been paid for their work on Unit 21 Garage. Gloria will make sure the balance of what we owed is taken out of Roof Reserves.
- She sent out an email again requesting a proposal for trip hazards to David from JBolt.
- Received proposals from XTrim that Board had requested.

President's Report

- Continued contact with Duke Energy regarding the leak located in county area between BPV's pool and Hamlin Boulevard. Received no response to follow up calls.
- Used Pinellas County Public Works online request form again to ask that a street light be installed at the end of Marina Way. No response to the request has been received.
- Contact with Power Town to initiate reimbursement for irrigation repair expenses and grading at edge of Hamlin drive ways in progress.
- Reported our rusted out electric meters to Duke Energy.
- Prepared a resident directory of those who have ok'd publication of their information. The directory will be emailed to participants with the next newsletter.
- Prepared a plan and communications for a resident volunteer landscape day, April 6.
- Draft of newsletter #3 in process. Letter will cover landscape day, website financials section and password, notice of a spring community garage sale, recycling request response.
- At residents' request, researched recyclables collection at Bay Pointe Villas. The intermittent public use of our dumpster makes this an expensive idea for us. Unless we secure access to recycle bins they would be at risk of use by the public. We would have to secure access to the bins inside a padlocked fence. Anytime a recycle bin has something other than its intended contents, pick up and disposal is charged as a regular waste disposal on top of the recycle service charge. It is recommended that we continue to use the county recycle bins on Hamlin and at grocery stores.

Karen Gillum presented the Financial Report.

- Deferred Maintenance \$14,339.24

Old Business

- Trip hazards. Still waiting for a quote from Jbolt. Jack will tag areas in need prior to them coming out again.
- Stair Replacement. Still waiting for a quote from Jbolt. The Board will look into acquiring more proposals for comparison.
- Shut off valves and Hose Bibs completed by Salemme. We have been advised not to do Jet Cleaning of drains at this time and will only complete when we have a need to do so.
- A leak in Unit 3 Garage was added to Handyman projects.
- The BPV Board will continue to look into whether we need to amend our documents pertaining to limiting the number of Rental Units at BPV as well as a maximum number of units that any one owner or entity can own.
- The BPV Board is also looking into clarifying or amending \$50 and \$250 Application Fees in our documents to potential owners/renters.

New Business

- The BPV Board voted at this time to move forward with Gutter Cleaning and Tree Trimming and asked Gloria to contact XTrim and schedule.
- At this time, we will hold off on Pressure Washing stairs/walkways/driveways. Gloria will inquire with XTrim about possibly breaking the job down to specific areas of need.
- The BPV Board asked Gloria to obtain quotes for a French Drain for our irrigation issues and inquire to where the best location would be.
- Gloria will reach out to Albright in order to inspect and obtain quotes for Garage Roofs.
- Landscape Volunteer Day will be April 6th.
- Karen will inspect Pool Bathrooms and a cleaning schedule will be forthcoming.
- Gloria will look into obtaining a quote for the community with regards to Lint Vents for individual dryers.

Kay Lea Scott adjourned the meeting at 7:00 p.m.

Next meeting dates

- BOD Meeting – April 16th, 6:00 p.m.

Gregg Cuzzucoli/ Secretary