

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

April 16th, 2024

President Kay Lea Scott called the Zoom Meeting to order at 6:03 p.m. A quorum was established with five board members present; Gregg Cuzzucoli, Karen Gillum, Larry Fineout, 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 March minutes was waived and they were approved.

Gloria Reed's Manager's Report.

- Second invoice from XTrim was brought to her attention for Gutter Cleaning. As a result, all payments to XTrim will be stopped until the issue is resolved.
- Bills were not sent from XTrim when they trimmed trees earlier than they were scheduled to do so. Some work still needs to be completed.
- Still waiting for a bid from Jbolt for the stairs. If we approve his bid, Jbolt would not charge us for grinding work around the property.
- Albright bids were sent out to the BPV Board Members.
- Our broker Ann stated in the long run completing garage roofs will help us financially.
- Salemme Plumbing has been paid.
- Bennet came out and walked with Jack regarding a bid for drainage/irrigation issues on the property.

President's Report

- Continued contact with Duke Energy regarding the leak located in county area between BPV's pool and Hamlin Boulevard. It was to be inspected last week. Following the inspection, the project manager was instructed to call. No news from Duke. The Power Town representative said that they found that area to be wet when they installed the conduit and boxes. They ran into water seeping just a few feet down. The problem is nature.
- Power Town has begun steps to reimburse us for our irrigation repair expenses. David did not recall that he had told a resident that they would grade the edge of our Hamlin drive ways to prevent puddling. They will not be revisiting that idea.
- Duke Energy replaced our aging electric meters.
- Received corrections for the resident directory. A corrected version will be sent with the newsletter #4. Newsletter #4 was delayed due to technical problems.
- Volunteer landscape day was a success with 12 residents participating.
- Draft of newsletter #4 in process. Letter will cover landscape day, website financials section and password, notice of a spring community garage sale, recycling request response.
- Contacted Salemme Plumbing to secure faucets that were missed the day they completed the installation. Tech secured them and confirmed work is complete.
- Because we rented a large roll off dumpster for our landscape day, Xtrim moved up some of the tree trimming. They completed the pool/retention pond area and will wait until May to bill for tree trimming which should be complete by then.
- Gutter cleaning was completed; received complaint from resident because it left leaves in the beds.

- Resident Gary Romesser will lend his thoughts on irrigation issues.
- Gloria will continue to look for Dryer Vent quotes.
- Larry Fineout offered his Dryer Vent Kit to residents.
- Kay Lea will follow up with Salemme Plumbing regarding Anti-Siphon fittings.
- Two Professional Credit Cards were opened by Kay Lea to avoid using personal cards.

Karen Gillum presented the Financial Report.

- Deferred Maintenance \$4,242.57
- \$10,930 paid to Jbolt out of Deferred Maintenance. Roofing Reserve not used.
- Roofing Reserve \$8,542

Old Business

- We are researching if Bay Pointe Villas needs to reimburse a resident for a shut off valve.
- Good use was made of dumpster rental. Plans for a yearly rental were discussed.
- An Architectural Modification Request from Unit 6 was voted on and approved 5-0 subject to color approval.
- Jbolt and Reel Construction have provided bids for our stair replacement project. Jack will inquire with Bourgoing Construction for another bid. When we are ready to move forward with this project, the BPV Board would like to complete the job in stages on a prioritization schedule in order to offset one large invoice.
- We are still waiting for a Trip hazard bid from Jbolt.
- Gloria will reach out to our attorney regarding our Rent/Lease Document Language.
- Allbright will come back out due to a leak in Garage Unit 3.
- Gloria will reach out to a new Handyman to come out and walk the property.
- Roofing Reserves will be used for Garage Roof Repairs.
- Landscaping issues along Units 5-8 was discussed. Kay Lea will send out an email to the BPV Board detailing what XTrim planned to do in order to resolve the issue.
- Kay Lea will send out an email to the BPV Board in order to vote whether or not to move forward with Power Washing by XTrim.
- Volunteer day was a success.
- Kay Lea stressed the importance of open dialogue by the residents with the BPV Board in order to address issues or ideas and strengthen and improve our community together.

New Business

- Gloria received an invoice from Scott regarding the pool. Larry mentioned we are going to need a quote to clean the D-A Filter. One of our unit owners could possibly provide a quote for monthly maintenance.
- A combination of both in person and Zoom Meetings was discussed for our monthly meetings.

Kay Lea Scott adjourned the meeting at 7:08 p.m.

Next meeting dates

- BOD Meeting – May 21st, 6:00 p.m.

Gregg Cuzzucoli/ Secretary