

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

August 26, 2025

President Kay Lea Scott called the Zoom Meeting to order at 6:00 pm. A quorum was established with four board members present: Kay Lea Scott, Charlotte Hicks, Jack Bisson, and Gregg Cuzzucoli. Ameri-Tech Property Manager Gloria Reed was also present.

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

Financial Report presented by Gregg.

- a. Reserves. All the Reserve accounts were not included in the Balance Sheet for the period ending 7/31/2025. Gloria will correct and send out again.
- b. Water bill credit. We have a \$658.31 credit for October. Continued checking of the water usage has shown no concerns.
- c. Delinquencies. Unit 12 is still paying the old amount. Kay Lea has sent two notices. Ameri-Tech will send an official notice.

Manager's Report submitted by Gloria Reed.

FINANCIALS: July Financials were sent out 8/6/2025.

CORRESPONDENCE/REPAIRS/PROJECTS:

The Annual Meeting and Budget Approval will be scheduled for November 24, 2025. I need the location to verify if it will be zoom.

The Budget Workshop has been scheduled for September 18, 2025, at 6:00pm in Clearwater.

Weekly correspondence with the Board President

Posted on the website: Renewal of Flood Insurance (property valuation)

Pool Inspections: Information from the pool vendor regarding the repairs. The weather has slowed down the repairs.

Mosquito Spraying Pinellas County Rain Delays

Board Agendas must also have a place for the meetings

Condo BOD must have one more hour completed by the end

Cinc training by Ameri-Tech

Updated website with lease application

Budget Review

Executive Report submitted by Kay Lea.

- Bennett repaired irrigation system in front of Unit 1. Residents' concerns about possible damage to a tree near the repair were addressed.
- Pool chlorine levels repeatedly caused the health inspector to close the pool. Pinellas Pool Pros addressed the issues and replaced a pump which has not been working or flagged by the health inspector in two years.
- Reviewed two areas needing attention with Brian of Bennet, received quotes. The first area requires cleaning of drains leading to the sump pump at garage 19. Residents have experienced flooding of porches, sidewalks and yard areas. The second area is the pooling of water behind unit 7. Brian recommended and quoted an approach to be presented at the August 25 BOD meeting.
- Prepared a resident newsletter to be emailed after the board of directors approves it's contents.

Old Business

- a. Larry's training, board member status. Gloria will notify.
- b. Zone 1 grass, another sprinkler head is not working. Jack will check it again.
- c. Jack and Jeff will replace the dumpster fence when Jeff returns this fall.
- d. Pool umbrella for lounge chair area. Board discussed and voted No.
- e. Pool pump repair – Jack.
- f. Water use monitoring. Continued checking of the water usage has shown no concerns.

New Business

- a. Bennett Multi Services quotes -
 - 1. French drain, and sump pump clean out, units 15-20 area. Waiting for a quote from Bennett Multi Services.
 - 2. Discuss a proposed fix for the "water feature" that develops behind unit 7/8 whenever it rains or the sprinkler runs. Brian messed around with the drain field. There is nowhere for the water to go. One recommendation is to do away with the parking pad and fill it in with gravel, rock or sand. That will cost \$2,500.00.
- b. Carol Buhmiller's celebration of life will be Saturday, August 30. Kay Lea suggested that we (the board) buy flowers at a cost of about \$100.00. All agreed. Also recommended that we ask the residents if they would like to contribute to purchasing a tree in her name. Agreed.
- c. 2026 board, budget and annual meeting plan. Board members were asked if they would be interested in continuing their current service for next year. Charlotte indicated that for personal reasons she will not. Kay Lea stated she is not interested in being President any longer but is willing to be the Secretary. Gregg said he is willing to do the Secretary or Treasurer roles and Jack stated he is willing to pursue the President position.

Motion to adjourn the meeting was passed and Kay Lea adjourned the meeting at 7:01p.m.

Next BOD meeting date is September 23, 6:00 p.m.

Association Membership Comment and Discussion. None.

Charlotte Hicks/Secretary