

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

February 25th, 2025

Vice President Jack Bisson called the Zoom Meeting to order at 6:01. A quorum was established with three board members present: Jack Bisson, Charlotte Hicks, and Gregg Cuzzucoli. Residents Jeff Murrill, Margaret Ballou, and Gary Romesser were present as well as Ameritech Property Manager Gloria Smith.

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

Gloria Reed's Manager's Report.

- Managing website: community Log-In. Corrected.
- Continuing Education Info to the Board
- Weekly correspondence with the Board President
- Re-Inspection of the Pool filter Pump. Scott will check into it.
- Reimbursement for Stairs- Unit 4
- Ameri-Tech's New Check Policy. Required signature by Board Member up to and over \$10,000.
- Island Painting- Belly Bands. Will contact them for quote.
- Delinquent accounts. Most are small amounts. Ameritech will reach out to residents insuring they have the correct amount when auto paying.
- Web site correction

Jack Bisson presented the Financial Report.

- Deferred Maintenance \$10,555
- Paving Reserve \$2,084
- Roof Reserves -\$1,909
- Pool Reserves \$7,591
- Painting Reserves \$18,962
- \$2,202 Interest accrued. Gloria will look into transferring into Roof Reserves.
- Reserve pooling-Tabled.

Executive Report.

- Excessive moisture in Unit 1 was due to colder outside temperatures and inside heating.
- Owner and resident managed the problem with a humidifier. The association needs to monitor possible mold growth on the outside rear windowsills.
- Communicated with unit 2's owner who questioned stair replacement priorities and plans. She reported a visitor was injured by a protruding nail while using 2's stairs.
- Xtrim cleaned gutters.
- A delivery driver damaged the hedge on the west side of the Marina Way driveway.
- Xtrim will take down the damaged hedge at no cost when tree trimming is done.
- Coordinated repairs caused by belly band leaks inside units 3 and 7 with Excellent Exteriors. Handyman will also repair unit 3's garage access door threshold and frame that has water and age damage.

- Doug and Tammy Brown, unit 16, power washed and hand scrubbed pool deck, fence and furniture. The pool hose will be replaced.
- Fertilized and trimmed four memorial trees.
- Jbolt inspected garage 21 roof that continues to leak. Coordinated patio door access with 22-unit owner for further examination.
- Discussed 2025 tree trimming needs with Xtrim. Received a quote for \$2320. Details will be shared at the board meeting. Large trees behind Unit 9 and in front of 3-8s garages, usual palm trim and trees and brush beside pool will be done.
- With Jeff Murrill's assistance, monitored daily water use to determine if the leaks identified and repaired fixed the excessive water usage issue.
- Quote requested and received from island Painting for repair and sealing of pool deck cracks.
- Quote requested and received from Island Painting to repair crack in garage wall stucco along Unit 5/6 walkway.

Old Business

- JBolt and an expert in windows and leaks came to inspect Unit 20 Sliding Glass Door and Unit 21 Garage. They did not have any new findings and will return March 8th to do a Water Test.
- Kay Lea will present the full plan on Tree trimming by XTrim at our March Board meeting.
- Resident Jeff Murrill has been logging water data with Jack's assistance. Jeff identified a leak in one of the pool commodes and repaired it. Jack checked the other commode and found that those internals needed replacing and repaired that one as well. With those issues both resolved, water usage has leveled off and based on the data, they have not seen any spikes in the numbers. Jeff and Jack and Jeff will still coordinate and monitor our water usage weekly.
- Jack spoke with Scott, our Pool Vendor, requesting replacement of a Pool Filler Valve. Gloria will follow up with Scott and find out when he will be back on site to complete replacement of valve.
- XTrim completed the gutter cleaning.
- Down Under Construction completed the stairs for Unit 4. Unit 2, 18, and 20 are on a list needing repair. They will be the next stair sets to be completed. Discussion at our next meeting will focus on which stair set will be chosen next for repair. The prices will remain the same as the first set of stairs at a cost of \$7,150.
- The Men's Pool bathroom will be used for storage and is going to still be operational for now.

New Business

- Pool Patio and furniture were power washed by owners Doug and Tammy Brown. A big Thank you goes out to them from the board for their hard work.
- The pool patio has several cracks. We received a quote from Island Painting to repair them in the amount of \$750. A motion was made and passed unanimously to move forward with Island Painting using the money out of Paint Reserves to pay for the completion of the work. Gloria will notify Island Painting and coordinate scheduling.

- There is a six-to-eight-foot vertical crack near Unit 7's Garage from the soffit to the ground. A motion was made and passed unanimously at a cost of \$225 out of the Painting Reserve to have Island Painting complete the repair when they come out to do the pool patio work.
- Down Under Construction suggested we wait sixty to ninety days to paint Unit 4 stairs. We have one quote right now from Carlos the Handyman for \$425. Gloria will contact Island Painting for an additional quote for comparison.
- Jack Bisson adjourned the meeting at 6:47 p.m.

Next meeting dates

- BOD Meeting – March 25th, 6:00 p.m.

Gregg Cuzzucoli/ Secretary