

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

June 24th, 2025

President Kay Lea Scott called the Zoom Meeting to order at 6:00 pm. A quorum was established with three board members present: Kay Lea Scott, Jack Bisson, and Gregg Cuzzucoli. Resident Jeff Murrill was present as well as Ameritech Property Manager Gloria Reed.

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

Financial Report presented by Gregg.

- Our Flood Premium has increased from \$11,368 to \$13,167.
- Painting Reserves- \$13,973.41
- Pool Reserves- \$7,912.24
- Roof Reserves- (\$477.24)
- Paving Reserves- \$2,252.43
- Reserves Interest- \$116.05
- Deferred Maintenance: \$8,178.55
- Kay Lea talked about using the Deferred Maintenance Account as much as possible for expenses and try not to dip into any reserve accounts.

Manager's Report.

- The May Financials were sent out on 06-1—2025.
- Gloria reported that there were no Violations, ARC Requests, or Applications in the month of May.
- The 2025 Hurricane Guide has been placed on the website. An email blast will be sent to the owners.
- Weekly correspondence with the Board President.
- Renewal of Flood Insurance. New documents will be placed on the website as received.
- Siding repair information. The biggest difficulty right now is matching to eventual new paint.
- Mosquito spraying by Pinellas County will occur in the near future.
- Deed change-Unit 19.
- Board Certificates (4 Hour Training).

Executive Report submitted by Kay Lea.

- Excellent Exteriors painted staircases 4 and 8. Coordinated the quote for hole in closet ceiling repair, Unit 18 and Unit 4 siding repair at east peak.
- Xtrim removed the bushes immediately beside both sides of the Marina Way driveway as negotiated with the tree trimming.
- Met with a project manager. The company is installing fiber throughout Pinellas County. They will be in our area in approximately 18 months. At that time, they could install fiber to our units at no cost but require a 20-year agreement to purchase internet service through then or their partners. T-Mobile is their current partner. The project manager said at this time they could not beat the contract we have for internet with our cable service through Spectrum.
- Approved removing late fees and accepting a payment plan for one of the owners whose account is delinquent.

- Signed the service renewal contract for waste management through Solar Sanitation. Signed the contract for repairs to unit 3 belly band with Island Painting. Signed the flood insurance contract and approved financing the premiums.
- Closed the pool to allow Pinellas Pool Pros time to address issues with rain mildew. Ordered two pool closed signs.
- Addressed resident's concerns regarding community code infractions. Recommend board review and discuss community code for update to clarify the code to better meet our current needs with an eye toward common sense.
- Assisted with a unit property title update.
- Responded to owner concerns and suggestions regarding parking space puddle and resulting mosquito nursery in Marina Way parking area. One owner recommended installing a sump pump. Xtrim recommends raising the concrete as the elevation does not support installing a French drain. Tree roots also present a problem. Mosquito issue is a health and safety concern. Recommend board consider pest control service.
- Responded to owner complaint regarding landscaping service trimming. Although Xtrim has been told in the past not to trim bushes planted and nurtured by owner, they continue to do so. After receiving an apology from Xtrim and an explanation that it is difficult for them to remember with three months between service, ordered landscape flags that owners can use to identify bushes they want protected from trimming. Owners will be responsible to keep these bushes from blocking walkways.
- Identified irrigation zone 1 is not functioning properly. Additional support from Bennett Irrigation to replace a broken part and return this zone to working order has been requested and is in progress.
- Identified additional tree trimming to be discussed with Xtrim on their next lawn service day.
- #10 staircase lost a step. Larry re-attached the step for the time being. Recommend the board consider reworking the priority order of the next four stair replacements. This item was added to the agenda.
- Installed new bulletin board on the wall of Garage #8.

Old Business

- a. The BPV Board decided to go with Albright Roofing for the replacement of Garage Roof 7 and 8. Gloria will reconfirm the quote and send it to the Board.
- b. The BPV Board will reprioritize staircase replacement to Units 2,10,18, and 20.
- c. The BPV Board approved Island Painting Contract for \$1,875 to come out of Paving Reserves to repair cracks in the concrete.
- d. Gloria is going to look into getting a quote to replace the Dumpster Fence. If she is not able to find someone, Jack and Jeff will replace the fence themselves.
- e. The new Bulletin Board has been installed. Kay Lea would like to start placing Business Cards of vendors who have done work for members and would recommend to our community. Everyone agreed that it would be a good idea.

New Business

- a. A motion was made to amend the agenda and add ceiling repair to the agenda passing 3-0. Subsequently, the BPV Board approved the bid unanimously 3-0 from Carlos the Handyman in the amount of \$240. Jack will reach out to Carlos to schedule.
- b. Gloria recommended that the Board look over the BPV Financial Reports in preparation of putting together our 2026 Annual Budget. If there is anything you would like to add, whether it be a new

line or add any more money to specific areas, email her with your thoughts or ideas.

- c. Pinellas County will spray for Mosquitos. If it does not address the problem at hand, the BPV Board will look to hire its own company to resolve any further issues.
- d. A resident voiced to Kay Lea that another member of our community left their garage door open. The consensus of the BPV Board at this time will be to remind members politely if there is an infraction of the Community Code and place reminders in our BPV Newsletters if the need arises.

Motion to adjourn the meeting was passed and Kay Lea adjourned the meeting at 6:58 p.m.

Next BOD meeting date is July 22nd, 6:00 p.m.

Association Membership Comment and Discussion

Jeff Murrill shared the dimensions of the fenced in area of the BPV Dumpster.

GreggCuzzucoli/Treasurer