

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

January 28th, 2025

Kay Lea Scott called the meeting to order at 6:03 PM. A quorum was established with four board members present; Kay Lea Scott, Jack Bisson, Charlotte Hicks, and Gregg Cuzzucoli. Gloria Reed, AmeriTech Property Manager, and association members Jeff Murrill, and Margaret Ballou were present.

Reading of the December minutes was waived and they were approved.

Manager's Report from Gloria Reed:

- Received invoice from Albright Roofing for repair of Unit 9 in the amount of \$2,625 which was approved previously to pay.
- Received a letter from our insurance agency which stated that we need an updated Valuation Report. She reached out to Prestar who did the last one for a quote. It is required every three years.
- Garage 9 and other repairs: soffits, gutters, re-shingle, fascia by Albright Roofing.
- Belly Bands: Units 3 and 7 and 9 by Island Painting, started 1-28-25 with the caulking, Once dry they will come back and paint.
- Crack Repair.
- Stair Repairs by Down Under Construction Services.
- 2024 Year End financials added to the website.
- Customer Service Agent regarding high water/sewer statement. Our last invoice was paid and our new invoice is even higher.
- Evaluate and repaired the valves for Unit 10 by Salemme Plumbing.

Gloria Reed presented the Treasurer's Report.

- Painting Reserves \$18,732.42
- Collections \$87.90
- Roof Reserves: \$3959.88
- Deferred Maintenance \$10,445.30
- Gloria will send out some information to the board regarding Reserve Pooling. Will be discussed at next board meeting.

Executive Report

- Window washing service to be rescheduled for a later date after some owners cancelled participation.
- First newsletter of 2025 and follow up emails distributed.
- Excessive water bill identified when December 2024 financials were received. Located and read water meter at base of the water pipes connecting BPV to the county water source at the end of the sidewalk outside the hedge on the Marina Way side of property. Identified possible leak sources as:
 - Running toilet in pool ladies' restroom; repaired by resident, Jeff Murrill.
 - Small leak seen in the pool filter, to be discussed with Pinellas Pool Pros.

- Unit 13 resident replaced leaking water heater.
- Possible leak issue in Unit 1 where renter has excess moisture on the inside of windows and mold has appeared on the outside of the window frame and in the bedroom. Gloria will put a letter together on behalf to the BPV Board to be sent to the owner requesting proper documentation of leak.
- Resident Jeff Murrill and VP Jack Bisson tracking BPV daily water levels.
- Coordinated storm repair and gutter updates with Albright Roofing. Work was completed January 18. It included #22 soffit and fascia replacement, #15-20 gutter repairs and replacement, #5-6 new gutter installed, #2 vent and shingle replacement and repair and #18 roof repair
- Coordinated stair replacement with DUCs and the residents in Unit 4. The staircase was completed January 24 and the railings painted January 27.
- Coordinated belly band repair with Island Painting. Inclement weather delayed the work. It is to be rescheduled the week of January 27.
- Coordinated plumbing issues with Saleme. The technician recommended a BPV resident re-label the cutoff valves of 5 and 6, saving the plumbing service's hourly fee. Found the cut off valves for #9 and #10 are both labeled and located in the box under the window of #10. The two cutoffs could not be seen as #9 was installed above #10 and over time dirt filled half of the box, completely covering #10 cutoff. The technician found both cutoffs and cleared the excess soil.
- Xtrim is scheduled to clean the gutters the week of January 27.
- Jack and Jeff will label cut-off valves for Units 5 & 6.

Old Business

- Garage 21 continues to have leaks in several locations. Gloria stated David from JBolt has been contacted and will be out to assess in the near future.
- Pinellas County Public Works and Duke were out together and began investigating the source of the water causing the wet area across the sidewalk from the pool. The water was tested. The fact that no chlorine was present indicates the water is not leaking from county sources, including Bay Pointe Villas. A sample of the water was sent for more extensive tests and county personnel walked the area in search of a source. Their belief is that it is normal drainage from the neighborhood and possible digging and rerouting of lines by Duke and Powertown from about a year and a half ago. may have rerouted groundwater into that area. They believe is not a safety concern and Pinellas County Utilities closed the support case with no resolution. Jack will continue to investigate.
- Storage and Inventory List of BPV items tabled until BPV February Meeting.

New Business

- Units 16, 18, and 20 Porch Ceilings were inspected by Carlos the Handyman. He concluded that Unit 20's ceiling, which is owned by Kay Lea, was in need of repair. A motion was made to repair Unit 20's ceiling by Carlos in the amount of \$225. The motion was seconded and passed 4-0 to have the ceiling repaired.
- Kay Lea will walk around with Eric from Xtrim to formulate a plan for identifying our 2025 Tree trimming areas of concern and need. All are welcomed to join.
- Kay Leas would like board members to inspect pool deck prior to our next meeting and will have a contractor out in the meantime to inspect.

Next meeting dates.

- BPV General Board Meeting February 25th, 6:00 PM.

Kay Lea Scott adjourned the meeting at 6:57 PM.

Gregg Cuzzucoli, Secretary