

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

April 22, 2025

President Kay Lea Scott called the Zoom Meeting to order at 6:07 pm. A quorum was established with four board members present: Kay Lea Scott, Charlotte Hicks, Larry Fineout, and Gregg Cuzzucoli. Residents Margaret Ballou and Jeff Murill were present as well as Ameritech Property Manager Gloria Reed.

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

Gregg Cuzzucoli presented the Financial Report.

- Total Reserves: \$34,886.97
- Deferred Maintenance: \$4,675.18

Manager's Report.

Gloria reported no applications, no ARC requests and only one delinquency.

Executive Report.

- Hurricane repair – Larry will repair the last remaining hurricane repair, a small hole in the ceiling of #18.
- Tree Trimming – Pool area was removed from the 2025 plan; Unit 23 sycamore was added. The invoice will be \$200 less than the quote. The trimming is scheduled for Thursday, May 1. Owners will receive notification from the board as it's sure to significantly impact Hamlin and Commodore driveway areas.
- Landscape Day – Landscape volunteer day was a success. 12 volunteers (4 were grandchildren) made big improvements to BPV's outlook. 7 owners paid for mulch, 4 owners shared tools and 2 brought snacks. Debris was bagged for BPV trash pick-up or piled at either end of the retention pond area. Owner volunteers continue to beautify BPV. Xtrim will remove the debris pile on tree trimming day. Hamlin walkway bushes that were killed by Hamlin Swamp running water were removed and disposed of. Plan is to put down fresh topsoil and grass seed in this area. Grass seed was planted behind units 5-8. Grass is just starting to grow in this area but is slow going due to lack of sun. We continue to monitor. Many thanks to the owners of 2, 3, 5, 8, 9, 12, 16, 17, 20, 21 and 23.
- Water Bill – Ameritech received the current water bill. We owe \$2,271.88 for the Jan. 22 - Mar. 21 period. We are back to normal water consumption and charges. The bill shows a past due amount (\$6,133.73) that has been credited. The Utility Department applied our December payment to another account. That has been corrected, and no late fee has been nor will charged. Our refund request for the excessive usage from Sept. 19 to Jan. 21 is in the queue at Pinellas County Utilities. At this time, it has not been flagged for more information. It usually takes 4-6 weeks to process requests. The Utility Department is experiencing a larger volume due to the hurricane. A follow-up call is scheduled for the second week in May.
- A representative of Auto-Owners, our property insurer, will perform a safety inspection Thursday, April 24. Owners will receive notification that the inspection is scheduled.

Old Business

- a. Unit 2 staircase repair/replacement history. Quote update needed. The concern is that the staircase for Unit 2 is larger than the previously repaired staircase so will it be the same amount? Gloria will get clarification and ask for their recommendation on what order to complete Units 2, 18 and 20 based on safety.
- b. New staircase and railing paint. The Jackson's do not want theirs painted. Kay Lea does. Gloria will find out what we have in reserves, and we can discuss it at the next meeting.
- c. Pool deck crack repair. We do not have an updated quote yet.
- d. Island Painting repair of Units 1-3 belly bands – We continue to wait for a quote from Island Painting.
- e. Units 7 and 8 garage roof replacement. We should get these units completed before the hurricane season but we do not have enough in our roofing reserves to cover the cost. Should we dip into our deferred maintenance funds?

New Business

- a. Bulletin board vote. Kay Lea suggested the bulletin board be moved to the walkway between units 8 and 9 and attached to the wall. She included this in the recent Newsletter and no homeowners objected. She found a corkboard for \$169.00 which can be easily mounted. All Board members voted in favor of going ahead with this.
- b. Concrete safety. Cracks in the driveway concrete present a safety hazard. Kay Lea will send pictures to Gloria who recommended a vendor to address the issue. We have \$2,168 in paving reserve.
- c. Margaret Ballou asked about a forum during board meetings for residents to ask questions or give input. She stated that there used to be a time slot for this and requested that the board reinstate that practice or something similar. Kay Lea reported that quarterly resident meetings were discontinued due to low or non-attendance. A motion was made to set aside 15 minutes at the end of the board meetings for resident concerns/questions. Motion passed 4-0.

Motion to adjourn the meeting was passed 4-0 and Kay Lea adjourned the meeting at 7:10 p.m.

Next meeting date

- BOD Meeting – May 27th, 6:00 p.m.

Charlotte Hicks / Secretary