

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

July 22, 2025

President Kay Lea Scott called the Zoom Meeting to order at 6:02 pm. A quorum was established with four board members present: Kay Lea Scott, Charlotte Hicks, Jack Bisson, and Gregg Cuzzucoli. Residents Jeff and Karen Murrill, and Margaret Ballou were present and Ameritech Property Manager Gloria Reed joined late. Reading and approval of the June minutes was waived, and they were approved.

Financial Report presented by Gregg.

- Painting: \$14,203.74
- Pool: \$8,072.74
- Roof: \$238.68
- Paving: \$2,336.60
- Reserve interest: \$179.20
- Deferred Maintenance: \$9,428.55
- Total Reserves: \$34,459.51.

Manager's Report. No written report received.

Executive Report submitted by Kay Lea.

- Excellent Exteriors completed Unit 4 siding and Unit 18 closet ceiling repair.
- Albright Roofing completed repair and replacement of garage roof 7 & 8. Building permit filed with executive roof replacement documentation for future insurance premium proof of roof replacement dates. President signed \$6,000 check to pay Albright per Ameritech's policy concerning disbursements of \$6,000 or more.
- Island Painting ground five uneven concrete edges in parking areas.
- Discussions with Xtrim to use remaining tree trimming budget for dead limbs or limbs near roofs. Budget will limit efforts.
- Pictures of blocked and broken French drains in unit 13-19 area sent to Xtrim for review. Repair bid requested.
- Addressed two resident noise complaints. One was resolved. One was escalated to property manager to communicate with responsible resident.
- Addressed a resident's complaints about landscaping issues. One, resident area tree replacement, will be added to July agenda for board information and discussion. Second involved another resident's attempts to mitigate the French drain repairs to be completed by Xtrim. President's explanation of the situation appeared to resolve the concern.
- Resident fell on Commodore parking area. Although the fall was not caused by a trip hazard at this time, the area should be checked annually for potential hazard development.
- Island Painting completed repair of belly band on units 1 & 3.

Old Business

- a. HOA Training – Board Members reports. Kay Lea and Greg completed the end of June. Charlotte has signed up but has not completed yet. Jack has not completed but will sign up ASAP. Need to follow up with Larry.
- b. Roofing status. Roofs for Garages 7 and 8 have been completed and are the last to be done this year. Units 1, 2, 10 thru 18, and the pool house still need to be replaced.
- c. 2025 Budget. Kay Lea indicated we should start thinking about what the priorities should be for 2026. Some suggestions are: future reserves, painting quotes (both Lowes and Island Painting), pool deck, gutter guards, mulch for common areas, stairs and roofs.
- d. Zone 1 grass. Sprinkler was not working. This was resolved by Bennett Irrigation. There is a leak in front of Unit 1. Bennett has been contacted and stated they will get to it when weather permits. Also, we have no grass seed left in our inventory so will wait until fall to reseed.
- e. Dumpster Fence. We approved the payment in May and Jeff and Jack agreed to do the labor. Jeff is leaving and will be back in the fall so it will be completed then. The estimate is \$950 and the materials should be ordered about 2 and ½ weeks before hand. Utility and cable lines should be checked.

New Business

Landscaping. The French drains are blocked between 18, 15 and 13. The sump pump which is next to the unit 19 garage and goes under the driveway and up at the bushes is broken. Gloria will check with Xtrim and see if they can fix it. The corrugated pipe on the gutter between 7 and 8 is broken.

There was a complaint by a resident about a plumeria tree being removed from the unit's shared garden space. The neighboring residents who removed the tree did not submit a written request to the board. Three board members (Kay Lea, Charlotte and Larry) had verbally given their approval but this occurred outside of a board meeting. The board agreed that there is no action necessary as it has already been done. Kay Lea stated she will send a letter to the resident.

Motion to adjourn the meeting was passed and Kay Lea adjourned the meeting at 6:49 p.m.

Next BOD meeting date is August 26, 6:00 p.m.

Association Membership Comment and Discussion

Karen M. made a suggestion for the pool area. She found an 11 foot patio umbrella with a base for \$224 which would provide more shade than what we have. She will send the link. Not sure about storage options during hurricane.

Meeting ended at 7:07 p.m.

Charlotte Hicks/Secretary