

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

May 27, 2025

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

Gloria reported that the electronic Notice of the Meeting did not meet the deadline due to Ameri-Tech computer issues.

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

Financial Report presented by Gregg.

- Total Reserves: \$29,496.20 Our maintenance fees are not enough to make deposits into all our reserves due to the past high water bills. We should make it up over the next few months when we are not paying those bills due to the credit we received.
- Deferred Maintenance: \$6,967.05

Manager's Report.

- Gloria reported only 3 delinquent accounts (\$51.12, \$628.49 and \$19.) Kay Lea contacted the owners and advised them to contact Becky.
- Gloria asked about scheduling Lint Busters again and Kay Lea stated that it was not recommended to do it every year.

Executive Report submitted by Kay Lea.

- Hurricane repair – Hole in closet ceiling, Unit 18, has not been addressed. Handyman and owner have not connected
- Doug Green and Jack Bisson trimmed tree elevation behind the garages on the Marina Way side of the property. The elevation was low enough that branches scrapped owners' cars when they drove in and out of their garages. The trimming was done before the cars could experience any damage.
- Garage 21 experienced no leaking during the rains we have experienced since the last board meeting.
- Pinellas County Utilities credited Bay Pointe Villas account with a \$6,055.44 refund of the excess funds paid for the period of September 19, 2024 through January 20, 2025. The excess funds were paid due to water usage as a result of leaking bathroom and pool plumbing.
- A representative of Auto-Owners, the property insurer, performed a safety inspection Thursday, April 24. The inspector questioned whether fire walls between units extend all the way to the top of the roofs. The inspection confirmed they do not.
- Jack Bisson and Jeff Murrill removed the damaged bulletin board. A new board was ordered and delayed by the manufacturer. It has been shipped.
- The three owners remaining on the aging report were contacted. If they have not made arrangements with Ameri-Tech accounting to clear the issue by June 15, Ameri-Tech will send collection notices.
- The waste management contract with Solar renews in June. A 60 day notice was required to cancel the contract.

Old Business

- a. Garages 7 and 8 roof replacement. The original quote for both in early 2024 was \$4,700.00. Now it is \$6,000.00 and there is a \$1,500.00 charge for hurricane clips. Last fall we paid \$8,925 for 4 units so this latest quote seems high. Gloria will contact Albright for clarification. Jack will get more quotes.
- b. Staircase replacement. Gloria received verification that even though the staircase for Unit 2 is larger than the previously repaired staircase the quote is the same. Previously the board had discussed replacing 2 staircases per year but this was not voted on. All agreed Unit 2 staircase will be next based on safety.
- c. Stair rail painting. All railings will eventually be painted when the buildings are painted. Staircase safety comes first and then the painting. Carlos will paint the wooden staircases (not the rails) for \$400 plus the paint (\$100 per can). Jack will reach out to Island Painting for a bid.
- d. Island Painting Units 1-3 belly bands repair quote approval. Board approved the quote for \$750.00 and to take it from the Painting Reserve account. Gloria will let Island Painting know.
- e. Pool crack repair. The quote from Island Painting was for \$5,295. Kay Lea indicated that our pool contractor Scott has a friend who may be interested. We may wait and redo the entire pool patio.
- f. Concrete crack repair. Island Painting gave us a quote of \$375 per crack. Board agreed that the ones in the driveway are the most important. We should take pictures of the worst 5 and send to Island Painting for further examination. Gloria will follow up. Jeff indicated there are also some cracks in the sidewalk near Hamlin.

New Business

- a. Additional tree trimming. We still have some trees that are too close to roofs. Kay Lea will discuss with Xtrim and we may hold off on this as we only have \$400 left in the account.
- b. Dumpster fence repair or replacement. Board voted to buy materials for a new fence and Jack and Jeff agreed to install.
- c. Solar Sanitation renewal. As there are lots of questions regarding the specifics to renew our contract, Gloria will solicit clarification from Solar and Jack will get other quotes for comparison.

Motion to adjourn the meeting was passed and Kay Lea adjourned the meeting at 6:54 p.m.

Next BOD meeting date is June 24, 6:00 p.m.

Association Membership Comment and Discussion

Margaret Ballou asked about mulching for the common areas as she noticed the additional mulching in some areas. It was explained that the new mulching was paid for and spread down by individual residents. The HOA has not and will not be paying for mulching this year due to financial constraints. Karen Murrill joined and asked about mulching and the pool concrete cracks and was advised of above comment and that the board is working on the pool cracks as stated above in old business. She also indicated that the paint around the top of Unit 4 is peeling and there is loose siding. Margaret asked if insurance would cover any of the costs related to hurricane damage and was advised that none met the minimum deductible.

Meeting ended at 7:07 p.m.

Charlotte Hicks/Secretary