

## Meeting Summary for BAY POINTE VILLAS - BOD Meeting

Jun 25, 2026 05:42 PM

<https://us02web.zoom.us/rec/share/SCFafDUXn3L4O0TmIGVy21ED9CopXGMf1WZ5PtI8FgNr0kVq5Z-AB2iQ7BXprYDC.LiVWOkXYQNxGuAnj?startTime=1782423770000>

Passcode: c@\$Pa89p

**ZOOM recording link and passcode and summary.**

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### Quick recap

This was a board meeting for a condominium association where Jack called the meeting to order at 6 PM with two of three board members present, including Greg and Ameri-Tech (Gloria). The board discussed several items of old business including back-burner projects like irrigation repair and dumpster fence installation, which were postponed due to prioritizing stair replacement funds. They reviewed completed projects including the pool electrical panel upgrade, which now saves \$20-40 monthly on electricity, and tree trimming that was mostly finished with some minor follow-up needed. The Stair 20 replacement project was reported as completed but not 100% finished due to code requirements for additional steps and railing adjustments. Ginger raised concerns about her stairs showing signs of disconnection and requested prioritization, which Jack confirmed would be added to the list. The rodent issue was discussed with updates that traps were removed and replaced with a new dumpster, showing improved results with fewer animal visitors. For new business, the board approved switching from mowing to gutter cleaning for \$700-750, and agreed to proceed with stair fortification work for \$800-850 on stairs 10, 12, 14, 16, and 18 after completing the current Stair 20 project.

### Next steps

#### Ameri-Tech

- Send the meeting recording to Gregg's after the meeting.
- Hold any final payment to Waterfront Remodeling for the Stair 20 replacement project until the railing extension is completed and the project is fully finished.

## **Jack**

- Reach out to Xtreme after the call to request gutter cleaning instead of mowing on Monday and ask them to clean up leaves after gutter cleaning.
- Check with Kaylee to ensure she agrees with the stair fortification quote, and once the Unit 20 stair project is complete, award Waterfront Remodeling the stair fortification work for stairs 10, 12, 14, 16, and 18.
- Coordinate with Ginger to trim the tree branch near Gregg's garage when Ginger's car is not parked there, using his ladder and snips.

## **Summary**

### **Meeting Start with Technical Difficulties**

The meeting began with casual greetings and technical difficulties due to internet outages in Florida affecting multiple participants. Participants discussed the hot weather and extended drought conditions until October 1st. Jack noted that Kaylee was absent due to illness, and the meeting appeared to be just starting at 6 o'clock.

### **Board Meeting Financials and Projects**

The board meeting began with Jack confirming quorum was met with two of three board members present. Greg moved to waive the reading of previous meeting minutes, which was seconded by Jack. The financial report was presented by Greg, showing various reserve fund balances totaling over \$17,000. The meeting then moved to discuss old business items, with Jack reporting that irrigation repair and dumpster fence projects were being placed on backburner due to prioritization of stair projects. Jack also shared feedback from a garbage truck operator who suggested that a full dumpster fence would be ineffective, as people would either climb over it or throw trash over it, recommending no fence at all. The pool electrical panel upgrade was completed successfully by Far Out Design, with all new GFCI breakers installed to code.

### **Property Maintenance and Updates**

Jack reported several property maintenance updates including the pool motor breaker being set on a timer to save \$20-40 monthly on electricity, completion of tree trimming work, and installation of a new dumpster. The Stair 20 replacement project was completed but requires additional railing work to meet code, with the contractor working on extending the railing. Ginger raised concerns about her stairs showing signs of disconnection and wear, particularly noting elderly visitors using them, and Jack confirmed these were already

on the prioritization list for future replacement. The rodent issue appears resolved as traps were removed and a possum has been spotted occasionally since then, though the exact source remains unclear.

### **Facility Maintenance Planning Meeting**

The team decided to skip a mowing cycle and have Xtrim perform gutter cleaning instead, with Jack agreeing to contact them about the change. They also approved a stair fortification project for \$800-850 to improve safety and extend the life of several staircases, pending completion of the current stair project in unit 20. The next meeting was scheduled for July 23rd at 6 p.m.