

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

February 5th, 2026

President Jack Bisson called the Zoom Meeting to order at 6:01. A quorum was established with two board members present: Jack Bisson and Gregg Cuzzucoli. Residents Jeff and Karen Murrill were present as well as Ameritech Property Manager Gloria Reed.

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

Manager's Report:

- **FINANCIALS:** December financials were sent out on 1-9-26
- Delinquencies for 12-31-25 attached.
- **VIOLATIONS:** None
- **ARC REQUEST:** None
- **APPLICATIONS:** None
- **WORK ORDERS:** None

CORRESPONDENCE/REPAIRS/PROJECTS:

- Weekly correspondence with the Board Members
- Posted on the website: Financials-Agendas and Minutes
- Pending Pool Repairs: Inspection Report Attached
- Spoke with Scott this week, parts have come in and he will work on the repairs this week. I asked him to look at the tile for repair.
- Communicated to the Inspector on 2-2-26 that we are working to resolve all issues. She will follow up in a week.
- Condo BOD must have one more hour completed.
- Verification of reimbursements from accounting.
- Sent text to Xtrim about gutter cleaning.
- Insurance Renewed: Having the new declarations placed on the website.
- Down Under Staircase Replacement: Paid in Full
- Contacted XTrim. They are scheduled to come out Monday, February 9th to do the gutter cleaning.
- Pinellas County Water Department will be changing out Water Meters. When Gloria finds out when they plan to begin, residents will be notified.
- Gloria is waiting for the latest financials to come out in order to find out exactly how much Unit 12 & 13 are in the arrears. Gloria will confer with Becky and they will notify the BPV Board with a recommendation of what course of action should be taken at that time with both units.

Gregg Cuzzucoli presented the Financial Report.

- Reserves-Painting: \$16,046.38
- Reserves-Pool: \$8,611.74
- Reserves-Paving: \$589.19
- Deferred Maintenance: (\$956.06)

Executive Report

- Solar Sanitation missed the latest trash pickup. Gloria was notified and after recaching out to them, the issue was resolved within forty-eight hours.
- Jack replaced a missing pool lock on the back gate.
- Brian Bennett came out to try and find out the cause of an irrigation issue along Marina Way parking area. He needs to bring more equipment out at a later date to further investigate. Once he is able to do so, he will present a quote for repair to the BPV Board.
- Pinellas County came out and trimmed some branches that were hanging over the street along Hamlin. Nothing was done on the property itself.
- Jack will inquire with Brian about a broken paver stone.

Old Business

- Brian Bennett if finalizing a quote to present to the BPV Board in order to resolve an irrigation issue along Hamlin.
- Jack and Jeff Murrill will get together in the near future to replace and tune any heads as well as seeding the grounds when optimal weather conditions permit.
- The pool had some failures in a recent inspection report. Scott was contacted, prepared a quote for the fixes, and the BPV Board approved a quote of \$2,314.99.
- XTrim will be out February 9th to complete Gutter Cleaning.
- Dumpster fence is on the list of to do projects at a later date.

New Business

- Garage Roofs that need to be replaced are 1-2 Garage and Pool House Structure. On the Marina Way side, 10-11 Garage Structure, 12-13-14 Garage Structure and a 15-16-17 Garage Structure. Jack asked Gloria to send him the Albright Pricing Sheet. The BPV Board will look to do one or two of those structures this year.
- Jack, Gregg, and Kay Lea will schedule a property walk this weekend to do some stair inspections and come up with a prioritization list for the upcoming year.
- Preliminary discussions have begun with XTrim regarding tree trimming. We will plan to have this done some time between the end of March and beginning of May.

A motion was made by Gregg to adjourn the meeting and seconded by Jack. The meeting was adjourned at 6:25 p.m.

- Next BOD Meeting – February 26th @ 6:00 p.m.

Gregg Cuzzucoli/ Secretary