

# **BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.**

## **BOARD OF DIRECTORS MEETING MINUTES**

**April 23rd, 2026**

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

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

Manager's Report:

### **CORRESPONDENCE/REPAIRS/PROJECTS:**

- Weekly correspondence with the Board Members
- Request Mosquito spraying: Traps have been placed out.
- Tree Trimming quote from Xtrim
- Spoken with Brian regarding irrigation project
- Rat Patrol
- Unit 12-updated information

### **PENDING PROJECTS:**

- Pool Repairs to be completed. (See inspection report)
- Tree Trimming
- Stairs

Financial Report:

- Reserves-Painting: \$17,072.38
- Reserves-Pool: \$6,855.17
- Reserves-Roof: \$1,860.02
- Reserves-Paving: \$942.77
- Reserve Interest: \$39.54
- Deferred Maintenance: \$2,404,18
- Gloria will reach out to Becky the Accountant regarding Unit 13's account.

Executive Report

- Nothing at this time.

Old Business

- Contact was made with Brian Bennett. He will be sending a quote over for the irrigation work.
- The pool has been reopened.
- Dumpster Fence still remains a non-priority and will be completed after some other projects.

## New Business

- Nine sets of stairs need to be completed. With the money that is at our disposal, the BPV Board recognizes that we cannot do all the stairs at once, and are targeting staircases that are a priority based on safety concerns.
- Rather than impose a special assessment at this time, the board plans on submitting a plan to the community on pooling certain reserves in order to pay for multiple staircases at a time.
- When a vendor is agreed upon to start work on Unit 20, the possibility of asking that contractor for a quote to fortify some of the stairs that are next in line in order to make them safer until we can get to them was discussed.
- All the garage units along Marina Way (3 structures) need to have their roofs replaced. At this time, none of the roofs leak so an emphasis on completing staircases will remain a priority.
- Kay Lea made a motion to move forward with the tree trimming bid from XTRim. Jack seconded and it passed with a 3-0 vote. Gloria will contact Eric to schedule; The job will cost \$2,990 for tree trimming around the property and \$350 for the removal of a Palm tree. We will keep an eye on the large Oak tree in front of Units 1 & 2 at this time and circle back at a later date to assess based on how it grows.
- See above for budget ideas related to the repair of staircases.

A motion was made by Kay Lea to adjourn the meeting and seconded by Gregg. The motion passed 3-0 and the meeting was adjourned at 6:43 p.m.

Next BOD Meeting – May 28<sup>th</sup> @ 6:00 p.m.

### Open Forum Questions:

- Jeff Murrill asked about removal of the bushes behind Units 1,2,3, & 4. Gloria will inquire with Eric if he can add this to the original quote.

Gregg Cuzzucoli/ Secretary