

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

## **BOARD OF DIRECTORS MEETING MINUTES**

**June 25<sup>th</sup>, 2026**

President Jack Bisson called the Zoom Meeting to order at 6:00. A quorum was established with two board members present: Jack Bisson and Gregg Cuzzucoli. Resident Ginger O'Neill, along with Jeff and Karen Murrill were present as well as Ameritech Property Manager Gloria Reed.

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

Manager's Report:

- FINANCIALS: May financials were sent out on 6-9-26
- VIOLATIONS: None
- ARC REQUEST: None
- APPLICATIONS: None
- WORK ORDERS: None

CORRESPONDENCE/REPAIRS/PROJECTS:

- Weekly correspondence with the Board Members
- Waterfront Remodeling-Stairs-Down Payment-Partial payments
- New Pool Vendor-ClearPro
- Payment to Far Out Design-Pool Electrical Panel
- Rat Patrol continues
- Repair to Unit 1 completed
- Tree Trimming completed

PENDING PROJECTS

- Stairs-Unit 20 Waterfront Remodeling

Gregg Cuzzucoli presented the Financial Report:

- Reserves-Painting: \$17,756.38
- Reserves-Pool: \$7,228.01
- Reserves-Roof: \$3,385.18
- Reserves-Paving: \$1,177.93
- Reserve Interest: \$115.00
- Deferred Maintenance: \$2,354.18

Executive Report

- Nothing at this time.

## Old Business

- Marina irrigation repair, dumpster fence, remaining garage roofs (10/11, 12/13/14, 15/16 remain on the back-burner due to prioritizing stair replacement funds.
- The Pool Electrical Panel upgrade has been completed and will save us \$20-\$40 monthly on electricity.
- Tree trimming has been completed around the property. Jack will trim a remaining branch hanging over the parking spot outside Garage #21.
- A new dumpster has been procured and delivered to replace the old one.
- Unit 20 stairs have been replaced, but due to code requirements requiring additional steps, a new railing and or adjustment is required. Final payment will be held to Waterfront Remodeling project until the railing is completed and the project is fully finished.
- Stairs that need to be replaced (14,18,10,12,6,8,22,16). Ginger O'Neill raised concerns about her stairs showing signs of wear. Jack confirmed those stairs are on the list for future replacement.
- The rodent issue appears to be resolved as traps were removed and a new dumpster was obtained. Residents and the board will continue to monitor the situation.

## New Business

- The board approved skipping a mowing cycle to have XTrim perform another gutter cleaning.
- The board approved a stair fortification project for Units 10,12,14,16, and 18 in the amount of \$873 to improve safety pending completion of the current stair project at Unit #20.

A motion was made by Jack to adjourn the meeting and seconded by Gregg. The meeting was adjourned at 6:21 p.m.

## Association Membership Comment and Discussion

- None.
- Next BOD Meeting – July 23<sup>rd</sup> @ 6:00 p.m.

Gregg Cuzzucoli/ Secretary