

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

July 30th, 2026

Vice President Kay Lea Scott 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 June minutes was waived, and they were approved.

Manager's Report:

- Inspection Report was sent out to the BPV Board Members with no violations found.
- Invoice from Pinellas Suncoast Fire & Rescue District sent to Accountant for payment.
- Suggested funds from Building Maintenance & Repair funds be used for next Stair Project.
- One lease withdrawn.
- No ARC requests.
- Will follow up with IT Department regarding Insurance Declaration Page posting on BPV Website.

Financial Report:

- Reserves-Painting: \$18,098.38
- Reserves-Pool: \$7,414.38
- Reserves-Roof: \$4,147.76
- Reserves-Paving: \$1295.51
- Reserve Interest: \$141.24
- Deferred Maintenance: \$604.18

Executive Report

- Kay Lea & Jack recommended an email blast to the owners with our new Insurance Agent's information.
- One violation/Unit 9's failure to complete Architectural Modification Application prior to construction.

Old Business

- Back burner items such as Marina Way irrigation repair and Dumpster Fence remain on hold with stair projects remaining a priority.
- Within the next couple of months, we plan on scheduling one of the three remaining garage roof replacement projects.
- Stair 20 railings still need to be completed in order to meet code. Railings have been ordered and will be installed as soon as Waterfront receives them.
- Stairs to be replaced in order of need are Units 14, 18,10,12,6,22,8,16 based on various contractors' input.

- An updated quote from DUCS will be requested for Unit 14 and a decision will be made regarding which contractor we move forward with.
- Gutter cleaning was completed by XTrim.
- The idea of a patio addition to Unit 9 was discussed with Jack Bisson and the new owner. The job was started prior to the Architectural Modification Application process and a vote by the BPV Board for approval. When Jack became aware that construction had begun, the resident was informed of the proper protocol, and the paperwork was signed and completed. BPV Board subsequently voted 3-0 in favor of the modification. The BPV Board recognizes there was a breakdown in communicating our Residential Bylaws and Code of Conduct and made a collective decision that no further action be taken at this time to the violation.
- Kay Lea suggested we go over the Community Codebook and Gloria will double check if our attorney authored it.

New Business

- Stair fortification performed by Waterford Construction was approved for Units 10,12,14,16,18,22 last board meeting and will commence once the Unit 20 job is completed.
- The last couple of months saw a lot of excess trash in the dumpster that we don't normally see that caused some overflow concerns. It was determined that an influx of boxes and moving materials contributed to the issue and no change to the size or frequency of pick-ups are needed at this time.
- The BPV Board along with Gloria are trying to determine what action to take with regard to an inspection notice received regarding a wet detention pond located on the Bay Pointe Villas property.

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 6:45 p.m.

Next BOD Meeting – August 27th, @ 6:00 p.m.

Open Forum Questions:

- Karen Murrill asked about the type of patio constructed behind Unit 9.
- Jeff Murrill shared the latest water reading usage was down at a level of seventy-five gallons an hour.

Gregg Cuzzucoli/ Secretary