

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

August 27th, 2026

Ameritech Property Manager Gloria Reed called the Zoom Meeting to order at 6:04. A quorum was established with two board members present: Kay Lea Scott and Gregg Cuzzucoli. Residents Jeff and Karen Murrill were present as well as Gary Romesser.

Reading and approval of the July minutes was waived with Kay Lea Scott making the motion and Gregg Cuzzucoli seconding. They were approved with a vote of 2-0.

Manager's Report:

- Financials sent out on 8/11/26.
- Lease Application Unit 11.
- No ARC requests.
- No violations.
- No Work Orders.
- Waterfront Remodeling-Stairs-Payment completed.
- Quote from DUCS-Stair Project
- Tree trimming pending.
- Stairs-Unit 14 DUCS (8/25-8/28)
- SWFWMD Inspection-Pond.

Financial Report:

- Reserves-Painting: \$18,782.38
- Reserves-Pool: \$7,787.27
- Reserves-Roof: \$5,672.92
- Reserves-Paving: \$1,530.67
- Deferred Maintenance: \$1,250

Executive Report

- Nothing at this time.

Old Business

- Back burner items such as Marina Way irrigation repair, Dumpster Fence repair, and remaining garage roofs (10/11, 12/13/14, 15/16) remain on hold with stair projects as still the priority.
- Stair 20 completed.
- Stairs to be replaced in order of need are (Units 14, 18, 10, 12, 6, 22, 8, 16) based on various contractor's input.
- Stair fortification of (Units 10, 12, 16, 18, 22) approved.
- Unit 18 Insurance item tabled to another night and or next meeting.

New Business

- Stair 14 project to be completed August 25th-28th.
- Kay Lea had a question about the number of Stringers. Kay Lea reported that there were three stringers, not four which is the number we requested initially. Jack to follow up with DUCS.

A motion was made to by Gregg Cuzzucoli to adjourn the meeting and it was seconded by Kay Lea Scott. The motion passed 2-0 and the meeting was adjourned at 6:12 p.m.

Next BOD Meeting – September 24th, @ 6:00 p.m.

Open Forum Questions:

- Jeff Murrill requested clarification regarding the Unit 20 stair project. Kay Lea explained that DUCS obtained a permit, increasing the project cost. The project also required additional time due to county inspection requirements, resulting in an additional step, narrower stairs, reduced sidewalk clearance, and the need to purchase new railings because the existing railings were incompatible.
- Unit 18 insurance item to be tabled to another meeting due to Jack Bisson not being present.
- Karen Murrill asked if the insurance item was related to all BPV Residents. Gloria informed her that it was just related to Unit 18.
- Karen Murrill had a question about total reserves...\$35,023.24. Gloria will verify.
- Karen Murrill asked what percentage of total reserves BPV is required to maintain. Gloria explained that there is no specific reserve funding requirement; however, BPV should be fully funded. The fully funded amount will be updated during the next Budget Workshop.
- Financials can be found on the BPV Website.

Gregg Cuzzucoli/ Secretary