

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

May 28th, 2026

Jack Bisson called the meeting to order at 6:02 PM. A quorum was established with two board members present: Jack Bisson, and Kay Lea Scott. Gloria Reed, Ameri-Tech Property Manager, and association members Jeff & Karen Murrill were present.

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

Manager's Report from Gloria Reed

- April financials were sent out on 5-11-26.
- No violations
- Sales Application: Unit 9- Pending
- Work Orders: Information requested regarding Pending Application
- Weekly correspondence with Board Members
- Delivered new Pool Permit
- Received Quote from Brian regarding irrigation project-\$2,500
- Rat Patrol continues
- Pending Projects: Repair to Unit 1 due to a leak
- Tree Trimming: X-Trim-Mid-June
- Stairs-Unit 20 Waterfront Remodeling

Financial Report

- Painting Reserves-\$17,756.38
- Pool Reserves-\$7,228.01
- Roof Reserves-\$3,385.18
- Paving Reserves-\$1,177.93
- Reserve Interest-\$77.26
- Deferred Maintenance-\$2,354.18
- Operating Funds-\$6,268.52

Executive Report

- An owner mentioned to Kay Lea that the Dumpster had an unpleasant smell to it. Jack and Kay Lea investigated and thought it was a one off and due to the heavy rain and excessive heat we have had lately.
- Kay Lea noticed rust at the bottom of the dumpster. Jack is also aware of it, and the board determined that it is not currently a concern, but it will continue to be monitored.
- Kay Lea will update the Bay Pointe Villas Directory.

Old Business

- We have a quote from Bennett for Irrigation Repair in the amount of \$2,500. Currently, the BPV Board feels the repairing of stairs remains a financial priority and we will continue to monitor the Irrigation Issue along Hamlin Blvd.
- The BPV Board recognizes the fencing around the dumpster is still in need of repair, but financially stair repairs are a priority currently.

New Business

- The down payment has been paid to Waterfront Construction to begin repair of Unit 20's staircase during the week of 6/15-6/19. Shannon, from Waterfront, has taken measurements in the last week or so for permitting purposes and presented them to the county. The county requested an Engineering Assessment be conducted. DUCS failed to do so on the last staircase. At a cost of approximately \$600-\$650, Shannon has assured us that the assessment can be used for Staircase #20 as well as future staircase repairs and will remain on file with the county.
- Shannon, from Waterfront, inspected and confirmed to Jack that none of the other staircases on our list to repair were not in a concerning state that needed to be completed immediately. Some of the staircases could use some fortifying at a cost of several hundred dollars for more safety and security as we work on them over the coming years.
- Garage roofs along Marina Way remain the last roofs to be replaced. There are no immediate concerns or issues currently. They will continue to be monitored by the BPV Board until we are in a position financially to move forward and complete the project.
- Eric from X-Trim has been approved to start tree trimming around the property and will begin in the middle of June.
- There was concern that the sump pump may not be draining properly or could be clogged after heavy rain in the area between Units 16–18. Jack is awaiting an update from Brian, and the situation will continue to be monitored closely.
- Two potential new vendors were interviewed by Jack to potentially replace our current vendor. Scott. After a discussion was held, a motion was made by Jack and seconded by Kay Lea to approve Logan from ClearPro as our new Pool Vendor and terminate the services of Scott immediately.
- Jack reached out to a couple of local electricians to replace the Pool Electrical Panel and is compiling estimates to bring back to the BPV Board.

Next meeting dates

- BOD meeting – June 25th, 2026, @ 6 PM

Association Membership Comment and Discussion

- Karen Murrill had some overflow in her gutter recently and asked if gutter cleaning had been scheduled. Jack informed her that it had been completed in either January or February and suggested after the tree trimming that we circle back to the need for more gutter cleaning in possibly July.

- Karen and Jeff Murrill brought up flooding on the apron by the Dumpster that occurs after heavy rains. Some possible fixes or solutions were discussed.
- Jeff Murrill asked Jack if a Maple tree outside his unit would be taken down when X-Trim began the tree trimming around the property. Jack informed him that it is not set to be taken down but agreed that it should be and will try to notify Eric of the additional request. If we cannot get it done this time around, it will be put on the list along with trimming of an Oak tree in front of Unit 1 for the next round of tree trimming.
- Jeff Murrill wanted to confirm that the new Pool Vendor will be coming out two times a week and suggested new lighting and an outlet for the pool area. Jack confirmed the new vendor will be out two times a week and agreed with his suggestions to add new lighting and an outlet to the list when soliciting quotes for a new Pool Electrical Panel.
- Jeff Murrill informed the BPV Board of a recent reading of water usage at an average of 91 gallons per hour over a forty-nine-day period.

Jack Bisson adjourned the meeting at 7:07 p.m.

Gregg Cuzzucoli, Secretary