BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

October 22nd, 2026

President Jack Bisson called the Zoom Meeting to order at 6:02. A quorum was established with two board members present: Jack Bisson and Gregg Cuzzucoli. Residents Jeff and Karen Murrill were present as well as Property Manager Gloria Reed.

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

Manager's Report:

CORRESPONDENCE/REPAIRS/PROJECTS:

- Weekly correspondence with the Board Members
- Roof repair of Unit 20 Claim-Warranty. Gloria to follow up.
- No new Pool Violations
- Rat Patrol continues (?)
- Budget Workshop competed
- Budget Adoption and Annual Meeting -November 24th, 2026, 6 PM

PENDING PROJECTS:

- Stairs-To paint 14 & 20

Financial Report:

- Reserves-Painting: $19,124.38
- Reserves-Pool: $7,963.69
- Reserves-Roof: $6,435.50
- Reserves-Paving: $1,648.25
- Reserve Interest: $87.52
- Deferred Maintenance: $1,635
- BPV Board trying to identify new owner of Unit 12 in order to communicate new monthly HOA Dues
- Becky, our Accountant, has notified Unit 13 in writing of how much she Is behind in monthly HOA Dues and the BPV Board will continue to monitor.
- Jack has made a request to Becky from Ameritech to notify Unit 9 & 13 Owners with their outstanding balances and to inquire to how and when they will be paid.

Executive Report

- Nothing to report at this time.

Old Business

- Unit 10/11 Garage Roofs will be slated as the next set to begin. Gloria will call Albright and request a new proposal.
- Stairs to replace (18, 10, 12, 6, 22, 8, 16) as funds come available. Unit 18 will be the next set to replace and we are hoping to possibly begin in February of the new year.
- Unit 21 Storm Door installed.

New Business

- Kay Lea to inquire with Carlos our Handyman on a proposal to paint Unit 20 Stairs. Upon completion of that job, Unit 14 Stairs proposal and painting to follow.
- Roof Repair and Claim for Unit 20. See above.
- Gloria to reach out to Albright for proposal of Garage Roofs 10/11

A motion was made by Jack to adjourn the meeting and seconded by Gregg. The meeting was adjourned at 6:15 PM.

Next Meeting-Annual Budget Meeting-November 24th @ 6PM with Board Meeting to follow.

Open Forum Questions:

- None at this time.

Gregg Cuzzucoli/ Secretary