

BAY POINTE VILLAS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

February 26th, 2026

President Jack Bisson called the Zoom Meeting to order at 6:00. 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 December minutes was waived, and they were approved.

Manager's Report:

CORRESPONDENCE/REPAIRS/PROJECTS:

- Weekly correspondence with the Board Members
- Posted on the website: Financials-Agendas and Minutes
- Pending Pool Repairs: Received a 30-day extension to complete the repair.
- Gutter cleaning completed

PENDING PROJECTS:

- Albright Roofing will START Monday, March 2nd, 2026
- Scott will look for parts to complete the pool repair.
- Chairs on the pool deck, wash vs. replace
- Repair of Unit 22 floor from leak.
- Tree trimming
- Stairs

Financial Report:

- Reserves-Painting: \$16,388.38
- Reserves-Pool: \$6,482.75
- Reserves-Roof: \$5,774.44
- Reserves-Paving: \$707.19
- Reserve Interest: \$532.78
- Deferred Maintenance: \$293.94

Executive Report

- Brian Bennett is still in the process of finalizing a quote to present to the BPV Board in order to resolve an irrigation issue on the property.
- A resident contacted Kay Lea regarding an old BPV Website that is still accessible on the web. Gloria will contact the IT Department to rectify the situation.

- Unit 18 reached out to Jack regarding a Flood Insurance question. Jack contacted Greg at Acentria and inquired about the Master Policy for the Marina Way addresses. The Master Policy was reviewed by the owner's lender when applying for a mortgage, and it was determined that there was not enough coverage in place. Greg is still investigating the situation to find out if the HOA has enough coverage on the Mater Policy and if not, what steps need to be taken by the board in order to rectify the situation.
- The sewage plumbing backed up and overflowed in Unit 23. Cleaning was obviously undertaken. The Unit Owners, Larry & Kim Fineout, will let the BPV Board know the extent of the cleaning necessary and a determination will be made if the HOA is responsible for any out-of-pocket costs.
- Kay Lea mentioned that an owner is exploring the possibility of improving access to their upstairs unit with an elevator/lift. Gloria informed us that before the board could even discuss the possibility, the unit owner would have to provide a detailed report of the scope and sequence of the modification and present that to our attorney so that he can make a determination if it can be done or not based on our condo docs.

Old Business

- Irrigation issues-see Executive Report.
- Scott has corrected all but one of the issues that came up in our latest Pool Inspection. He ordered the part necessary to complete what needs to be done and will install it as soon as it arrives.
- Stairs and roofs have taken priority over replacing the dumpster fence for the time being.

New Business

- Unit 23 Plumbing Issue-See Executive Report.
- Jack, Kay Lea, and Gregg walked the property. A priority list was made after a stair inspection was completed. Unit 20 will be the next stair to be replaced. We have a firm proposal from DUCS presently and we are waiting on accumulating the necessary funds to begin the job. While we are accumulating those funds, Jack reached out to several carpenters to compare bids. He will bring those to the BPV Board so that we can make an informed decision when we are ready to move forward.
- Albright will come out Monday, March 2nd and begin work on the Pool Roof and Garage Roofs for Units 1 & 2.
- During the Board's Walk of the property, a tree trimming plan was formed and a plan was talked about to meet with Eric from XTrim to go over our wants and needs.
- Gloria will be sending the board information regarding training in the near future.
- The St. Pete Ameritech Office is always available if the owners would like to hold the monthly BPV Board Meetings in a physical setting.

A motion was made by Kay Lea to adjourn the meeting and seconded by Gregg. The meeting was adjourned at 6:37 p.m.

Next BOD Meeting – March 26th @ 6:00 p.m.

Open Forum Questions:

- Jeff Murrill asked if we were going to do a Landscaping and or Clean Up Day and some possible dates were discussed. More information to come.

- Jeff and Karen Murrill are concerned about the possibility of a sewer back-up in their unit. Jack recommended they get a scope done and report back to the BPV Board.
- Karen Murrill noticed the water spigot behind Unit 7 and noticed some corrosion on the copper piping. She suggested painting and cleaning the property's spigots in order to protect them from corroding. Jack plans on inspecting the spigots the next chance he gets.

Gregg Cuzzucoli/ Secretary