

Bay Pointe Villas News Letter

Spring 2019

Board of Director Vacancies

Ideally our Board of Directors should be made up of a group of five Association Members. Currently, we have been operating with only three Board Members. We started out with five at the beginning of 2018. One Board Member resigned only three months into his tenure and a second Board Member served until last fall after moving. Our current three member Board has been serving the community ever since.

One of the remaining three Board members has recently put their unit up for sale and will be leaving Bay Pointe after the close of the sale, sometime within the next few months. This will put Bay Pointe Villas in a precarious position of only having two Board members, which is below the minimum of three Members to establish a quorum.

Section 720.3053, Florida Statutes, provides that “if an association fails to fill vacancies on the board of directors sufficient to constitute a quorum in accordance with the bylaws, any member may give notice of the member’s intent to apply to the circuit court within whose jurisdiction the association lies for the appointment of a receiver to manage the affairs of the association.”

Unlike customary directors who take the position without compensation, Section 720.3053 provides that the receiver is entitled to receive a salary and reimbursement of all costs and attorneys’ fees payable from association funds. It also goes on to say that the “association shall be responsible for the salary of the receiver, court costs and attorneys’ fees.”

The difference between free volunteer directors and paid receivers with their accompanying fees can be a large number that has a drastic impact on the reserves of our Association. Monies reserved for common-area maintenance, repairs and just general upkeep could be directed to pay the receiver’s salary to run your community. That’s never a good idea, as it will inevitably take a financial toll on our community.

To prevent receivership from happening, we encourage everyone who lives at Bay Pointe to strongly consider volunteering **now** as an interim Board member to serve the remainder of 2019. New elections will be held during our annual meeting in the fall, for the 2020 term. A letter has been mailed from Ameri-Tech Community Property Management, soliciting volunteers to serve on the Board. The Board will select interim members from any pool of volunteers. Please consider serving your Bay Pointe Villas Condominium Association Board of Directors.

PARKING REVISITED

1. Only one vehicle per condominium may utilize a designated common area parking space at any given time.
2. All vehicles shall be parked only in the parking spaces designated for that purpose.
3. Commercial vehicles are not permitted on condominium property except for the purpose of making deliveries or providing repairs for a unit owner or the Association. Trucks over $\frac{3}{4}$ ton capacity are prohibited.
4. Campers, boats, trailers, motorcycles, mopeds and any other recreational vehicles are not permitted on Association property except in garages.
5. Do not impede access to other unit owner garages. Park only on paved surfaces. Owners of vehicles that damage landscape or any other Association property will be assessed for any damages they cause. Do not block sidewalks or walkways with your vehicle at any time.
6. Vehicles that cannot operate under their own power shall not remain on condominium property except in emergencies. In the event of an emergency, the owner of the vehicle will have seven days to remedy the situation or risk having the vehicle towed at the owner's expense. Disabled or derelict vehicles (i.e. broken glass expired or lack of registration tags, extensive damage) may not remain on Association property. Such vehicles may be towed at owner's expense.
7. Only emergency mechanical repairs may be done on Association property. Vehicles may not be left on jacks or lifts at any time.
8. Residents should encourage visitors to park off of the property whenever possible, due to limited available parking at Bay Pointe. Guests who do park on the property are covered under paragraph (1) above and must display a yellow parking pass on their dashboard so that it is visible from outside of the vehicle.
9. Vehicles shall not be left unattended for more than 30 days in any common area. These vehicles will be deemed derelict and will be subject to towing at owners expense.

10. Apron parking is permitted as a last resort when all common use parking spaces are occupied. Only one vehicle may be parked in an apron on Marina Way and Commodore Drive. Up to two vehicles may park in the aprons on Hamlin Blvd on one side only. All vehicles parked on the aprons, must be parked along the edge of the apron so as not to impede access and egress to garages and designated parking. Vehicles that are 16 feet or less in length and have a low profile will be permitted to park on the aprons. Specifically, only small and mid-sized vehicles will be permitted to park on the aprons. For safety reasons, pickup trucks, vans, commercial vehicles, recreational vehicles and sport utility vehicles are not permitted to park on the aprons at any time.
11. Do not park in such a manner as to impede vendor access to our dumpster.
12. All residents are asked to use the common use spaces on their side of the property including apron parking, unless there are no spaces available in your area. It is the Association's hope that common sense will prevail and everyone will use their best judgment when parking in any of the common area parking spaces on the property.

Items 1-12 above are copied directly from the Community Code and must be followed.

Although our Condominium Association does not have jurisdiction of the public roads adjacent to our property, common sense and common courtesy suggests that Bay Pointe residents would not use these roads for storing unused vehicles including, RV's and boats, for extended periods. This courtesy would give owners a convenient place to park a vehicle they use every day. **Parking is very limited.** Each unit has a garage that should be used for parking. Any other use limits that unit owners access to on property parking, to only one vehicle. Be considerate of your Bay Pointe neighbors.

Marina Way and Hamlin Blvd offer limited street parking. Pinellas County has placed No-Parking signs on the NE side of Marina Way and the NW side of Hamlin Blvd, limiting on street parking. All residents utilizing on street parking, are asked to be considerate of all residents and only park on the street consistent with your mailing address.

Remember to advise any vendor you hire that they are only permitted to park in the common areas during the servicing of your unit if absolutely necessary to perform their tasks. Vendors are never permitted to block access to the parking areas, garages, or sidewalks. This includes contractors and Realtors. Realtors must advise all potential buyers to park off property during showings and inspections.

STAIRS

The stairs are going to undergo safety inspections. The support structure, steps and safety railings will be inspected. Repairs will be made as deemed necessary. We are planning on painting all of the stairs.

Hurricane Preparedness

Hurricane season begins on June 1st. The website has been updated with separate page with valuable information for your safety and convenience. Look for the tab on the home page.

EXTERIOR MODIFICATIONS

Any modifications or repairs that would alter the appearance of any exterior surfaces must be first approved by the Association. All exterior doors, windows and lighting must be consistent with the entire property. Special needs and circumstances will be considered by the Board of Directors.

Contacting Bay Pointe Villas Condominium Association with questions and concerns

Any time you need to contact Bay Pointe Villas Condominium Association for any reason, please contact our property manager, Jenny Kidd at jkidd@ameritechmail.com or her assistant, Lisa Kazempour at 727-726-8000 ext 236.

You may contact a Board member via email at baypointevillas@gmail.com. Please do not call Board Members unless they have given you their private phone contact and the ok to call them for Association related business.

Ameri-Tech Community Management has been instructed not to provide personal phone contact information for any Resident of Bay Pointe.

We encourage everyone participate in your community by attending meetings and utilizing the website, www.baypointevillas.com for valuable information including meeting minutes.

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