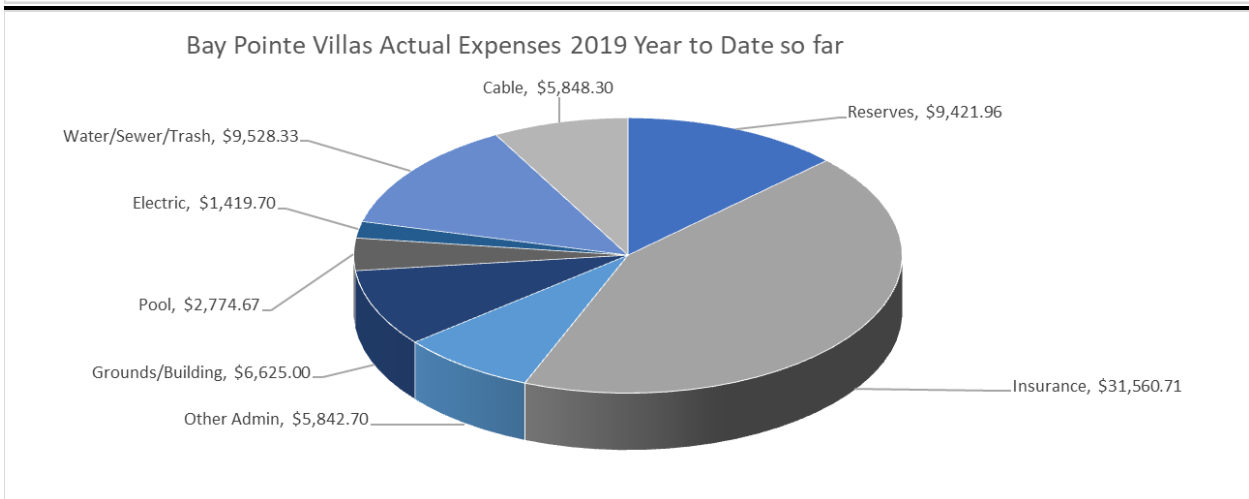
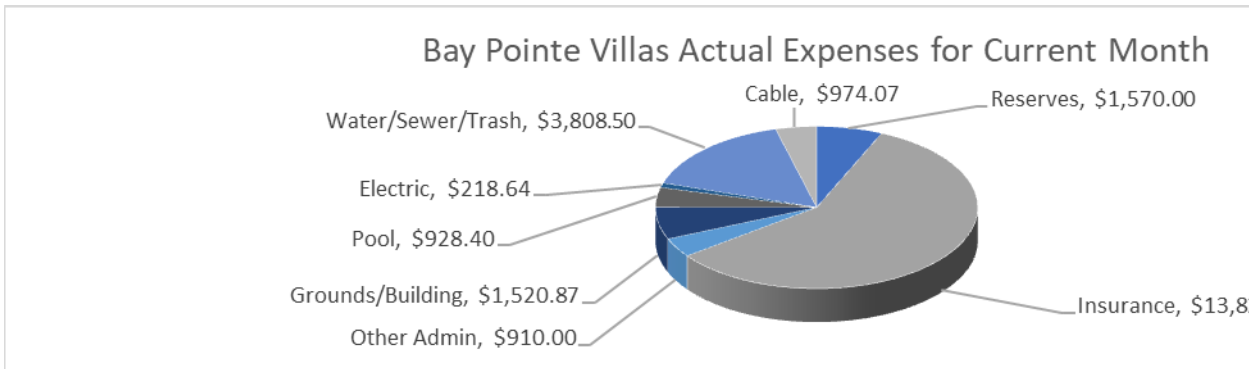


Where Do Our Monthly Fees Go?



	Current Month	YTD
Reserves	\$ 1,570.00	\$ 9,421.96
In Insurance	\$ 13,829.77	\$ 31,560.71
Other Admin	\$ 910.00	\$ 5,842.70
Grounds/Building	\$ 1,520.87	\$ 6,625.00
Pool	\$ 928.40	\$ 2,774.67

Bay Pointe News

Summer 2019

baypointevillas@gmail.com

Electric	\$ 218.64	\$ 1,419.70
Water/Sewer/Trash	\$ 3,808.50	\$ 9,528.33
Cable	\$ 974.07	\$ 5,848.30

*Note from property manager,

*One thing I would mention is the amount of money you spend on flood insurance. It is a significant amount of your expenses at about \$17,000.00 for the year. Also, you are scheduled to put away a little more than \$14,000 this year in the roofing reserves to try to get caught up and keep from special assessing for new roofs. Monthly proceeds from your fees amount to \$9,660.00. Please note the insurance payment for this month is not a monthly charge.

Pool Padlocks

The Board has approved replacing both padlocks for our pool. One was damaged and not functional. We are replacing these locks with high quality Master outdoor padlocks. The new padlocks will be in place coinciding with our next Board meeting. You may pick up a new key at that meeting from Jenny Kidd. If you are unable to attend the meeting, you will need to contact Jenny Kidd at Ameri-Tech and arrange to pick up a key at her office.

*Note, the August 23rd meeting has been canceled due to the church needing the space on that day. You will be notified of the new date when the agenda is posted on the bulletin board.

Minimum Rentals

The Board is discussing updating the condominium documents filed with the state of Florida, to amend our current minimum rental of 90 days, to 12 months. New owners would be restricted from leasing their property for 12 months from the purchase date of their property. The Board wants to position our community for residential purposes by making it unattractive to investment buyers and seasonal rentals.

This proposal will be included on the ballot for this year's annual owners meeting.

Community Code Reminders(From The Bay Pointe Villas Community Code)

2. Each resident shall maintain their condominium in a clean and sanitary manner. Balconies, porches, railings and terraces shall be used for their intended purposes only. Residents shall not allow anything to be placed in a way so it may fall from windows, doors and balconies of a condominium.

4. Trash or garbage may not be left on walkways, balconies, porches, stairs or any common area at any time. All trash and garbage must be placed in the dumpster provided by the Association. Boxes must be cut up in order to minimize their volume. Disposal of furniture, appliances, electronics or other large items such as mattresses, etc, are not permitted in the Association provided dumpster. It is the resident's responsibility to dispose of these items properly and safely.

5. Residents are reminded that alterations and repairs of the condominium exterior and common areas are the responsibility of the Association. Exterior painting or additions such as light fixtures or affixing of other items or alterations may not be made outside of any Association exterior barrier wall, without first obtaining written approval from the Association.



Construction debris like this storm door, is an example of what is not permitted in the dumpster. If our vendor's vehicle is damaged, we are financially responsible.

Bay Pointe News

Summer 2019

baypointevillas@gmail.com

If you have any questions, please refer to your copy of The Community Code or contact our property management company.

During the regular property walk through by our property manager, it has been noted that some garage doors and hardware are damaged and in disrepair. Some window treatments including blinds and window/lanai screens are broken or damaged and in need of repairs.

Please take a look at your property to see if any of these repairs are needed.

It is each owner's responsibility to make these repairs. Owners will be notified in writing if repairs are not made within a reasonable time period. Persistent delays in making repairs will be referred to the Compliance Committee for possible fines.

Parking Reminder

All residents utilizing on street parking, are asked to be considerate of other residents and only park on the street consistent with your mailing address. We want all residents to be able to find parking as close to their units as possible.

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.

Domestic Animal Amendment Proposal

DOMESTIC ANIMALS (Current Community Code)

1. Pets are permitted to be kept in or on Association property so long as they adhere to the terms and conditions outlined below.
2. Unit owners are permitted one dog not to exceed 50lbs.
3. Unit owners are permitted one domestic indoor cat.

A proposal has been made to amend the Community Code Domestic Animal allowance:

1. Unit owners are permitted a maximum of two pets, domestic (indoor cats) or dogs
2. The maximum allowable combined weight may not to exceed 50lbs.

All other Community Code pet rules would remain in effect. This proposal will be voted on, by the Board at a future meeting. The Board will consider your opinion on this matter prior to making changes to The Community Code.

Please send your feedback by email to, baypointevillas@gmail.com

Spectrum Proposal

The following is a letter from Spectrum Community Solutions. They are offering us an upgrade that you might find intriguing. This proposal may actually save you out of pocket! A \$7.77 increase per unit per month may save you money on your current Spectrum monthly bill if you subscribe to additional services from them. The Board would like to invite a representative to our next meeting to present the proposal and to answer your questions. *Below is the letter sent to our property manager.*

Dear Jenny,

“We are running some great upgrade specials for our current properties that have bulk cable. We are able to add internet to the bulk agreement for a small additional fee. I did the financials for Bay Pointe Villas and we can add our 100mbps internet package including the modem and router AND upgrade their current cable service from our Standard Select package to our Bronze package (adding about 60 additional channels) and 2 HD converters for each unit for \$7.77 additional per month per unit. Per their current agreement their annual increase is 7% and I can also lower that to 5%. As a bonus we are offering a \$50.00 per unit up-front door fee to cover the upgrade expense for the first 6 months!

Upgrade Proposal

- Spectrum TV package Bronze with 2 HD converters per unit (@ 60 additional channels)
- ADD- Spectrum WIFI (100/10 mbps) with modem and wireless router included
- Price per unit- \$48.50 (only \$7.77 net increase per unit from what you are paying today)
- 5 year term with discounted 5% maximum annual increases
- BONUS- \$50 door fee per unit- \$1,150.00 (Payable from Spectrum to the HOA as a signing bonus)

This door fee payment could be used to pay the \$7.77 upgrade fee for each unit for 6 months. Or of course they could use it for whatever they want.

Continued on the next page...

Bay Pointe News

Summer 2019

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Here is a breakdown of the rate and monthly expense. Currently the HOA is paying \$42.35 after taxes and fees for cable only. The new rate would be \$48.50 + fees for both cable and internet. Because we only charge taxes and fees on the cable portion and will allocate more of this amount to the internet service you will actual see additional savings per month of the taxes and fees as well. Below shows a more accurate comparison of the two packages:

Current service (Cable only Bulk)	
\$37.37 per unit X 23 units	\$ 859.51
Taxes and fees	\$ 114.54
Total Current Monthly	\$ 974.05

Actual per unit cost	\$42.35
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Proposed Services (Cable and Internet)	
\$48.50 per unit X 23 units	\$1,115.50
Taxes and fees	\$ 37.19
New Total Monthly Fee	\$1,152.69

Actual per unit cost	\$50.12
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Based on the above comparison the rate from cable only to internet would only be a difference of \$7.77 per unit.

I would love the opportunity to assist with this upgrade or to talk to the board about this option. Please let me know if you and the board would be interesting in discussing this offer in more detail.

Prices above are good for 30 days.”

Best Regards,
Tonya

- **Contacting Bay Pointe Villas Condominium Association** -

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.