

# BAY POINTE VILLAS NEWS

2<sup>ND</sup> QUARTER 2023

## Quarterly Newsletter vs Owners Meetings

Bay Pointe Villas Condo Association has quarterly owners meetings to facilitate communication between board and association members. Jeff Murrill was named to collect the agenda items, chair meetings and insure minutes are available to all owners. Board members gained valuable insight into owners' maintenance priorities at these meeting. Due to declining attendance the board of directors decided to use a newsletter for this quarter's communication. This newsletter is intended to inform owners of actions that have taken place the first half of 2023, maintenance projects under consideration and discuss an opportunity for owners to express opinions through a survey.

## Pool Furniture

BPV's 20+ year old, unsafe pool chairs and lounges have been hauled away. For the time being please bring your own. Jack and Katie volunteered to search for furniture. With their help, the new furniture should be at the pool by July 4.

## Project Status

### Complete

Tree trimming  
Gutter cleaning  
Shut Off Valves  
Spot lights

### Coming Soon

Pressure Washing  
Belly Band repair

### Handyman Quoted

Stucco repair  
Garage # signs  
Parking area drainage  
Staircase inspection, repair  
Unit 1 staircase project completed  
Bulletin board upgrade  
Sidewalk section replaced  
Replace moldy garage wall

### Future

Hose bib replacement  
Staircases

\*Multiple garage maintenance issues identified for future action

## Financial Reports

Each month the board of directors reviews the previous month's financial report package. These reports provide information that the board uses to make decisions regarding BPVCA's budget. This year the board discussed the best way for owners to have access to these reports, should they be interested in reviewing them. The board agreed an owner can receive a copy of the most recent report from any BOD member by simply requesting it. The reports are available for owners only and should not be shared with others.

## Retention Pond

Bay Pointe Villas property includes the retention pond north of the pool. We are responsible for the care of the area. Pinellas County is responsible for the pond itself. They ensure water can flow through the pond as intended.

Our lot begins 10 feet from the south wall of the house on Hamlin Blvd. In 2023 our owner volunteers trimmed some of the brush and Xtrim, our tree trimming company, removed 2 Brazilian Peppers. They are invasive trees.

## LEASING

Two of BPV's unit owners lease their condos. Our bi-laws require that an *owner* live in the unit for one year before renting it. Renters must pass a BPV background check and leasing agreements must be 12 months in length. Should any changes be considered, current rental agreements would be as originated.

## FEES,FEES,FEES

Condo living is unique. Owners' expectations come with budget challenges. Maintenance fees are set each year to cover the expense of ongoing upkeep and maintenance of the common elements owned by the condo association. In addition the fees build reserve accounts for larger, future expenses that will be greater than \$10,000. When unexpected expenses hit, condo associations may levy a special assessment to raise the funds that are not available in the annual budget. Bay Pointe Villas goal has always been to keep maintenance fees as low as possible and special assessments few.

## What Do You think?

BPV's Board of Directors wants to know owners' opinions. What are your priorities? Would you approve a special assessment should it be needed to address a maintenance problem or a purchase like pool furniture? How satisfactory is the board's communication? Should BPV's bi-laws support unlimited leasing of units? These are a few of the issues you will see in a survey you'll receive in July. Thank you for participating.

## Irrigation System

In December the conduit Duke Energy will use for electrical cables was buried near Bay Pointe Villas. Three of our irrigation zones stopped working. We are in talks with the contract company that buried the conduit. They did replace an irrigation line that was broken at the time and we think they may have also broken electrical lines that went to these zones. The dry areas are in front of the pool and Units 1-4.