

Bay Pointe Villas News

March 20, 2023

Water Shut Off

The water supply to Bay Pointe Villas will be cut off from 10 a.m. to 1 p.m. Thursday, March 23. One of our neighbors will have an emergency shut off valve installed in her unit at that time. Emergency valves in the units can prevent water damage to you and your neighbors units should a water line break. The board of directors recommends that you have a plumber confirm you have an emergency valve inside and if not, consider installing one.

BPVs Plumbing Project

The board of directors is soliciting bids to replace outdoor water shut off valves and outdoor faucets. Sanitary system maintenance will also be quoted. The 20 year old lines, valves and faucets put owners at risk of line breakage and water damage. This will be a time consuming and expensive repair.

Pinellas County Sanitary System Lining and Local Traffic

A contract company with Pinellas County supervision has been cleaning and relining the sanitary system in our neighborhood. Due to the company's and county's vehicles requiring access to the green space between the end of Hamlin Boulevard and Commodores, the traffic barrier signs were moved. As a result local drivers have turned the green space into a shortcut. Public Works Transportation Safety was contacted. Barrels or traffic cones will be placed across the opening for now and when the project is complete, the permanent traffic signs will be replaced.

It is anticipated the project will take another 2 or 3 weeks. The last portion to be done is in the area of 93rd and Commodore. The county has some repair work to complete in that area before the contractor can finish the sanitary system lining. The Pinellas County Project Supervisor stated traffic at that corner will not be blocked while the work is in progress.

Sprinkler System

In December/January Duke Energy contracted to install conduit through our area. One of the workers said the goal is to run large electrical cable through the conduit from the electric power center near Seminole High School to one in Indian Rocks so electricity can be more easily moved where it's needed. Bay Pointe Villas sprinkler system was damaged in the installation. It no longer works in the area between Units 1-4 and the mailboxes on Hamlin. The board of directors has filed a claim for the damages with Duke Energy.

Wind Mitigation Report/Insurance Premium Reduction

Last week it was reported that our wind mitigation report was available for submission to our insurance companies. The report is used by underwriters in modeling renewal premiums. The report is in the Insurance section of BPV's website. Send a copy to your condo property insurance carrier for a possible reduction in your premium.

Bay Pointe Villa's property insurance with American Coastal Insurance Company renewed in December. The annual premium was \$32,740, paid in monthly installments. The wind mitigation report resulted in a \$2,932 reduction in the 2022-2023 annual premium. The reduction was prorated to the date (March) the wind mitigation report was submitted to the insurance company (75%). IPF, the company that manages our installments, will adjust the remaining 9 month's payments.

Baypointe Stormwater Conservation Area

The Pinellas County project information meeting for the Baypointe Stormwater Conservation Area, formerly the Bay Pointe Golf Course, is March 21, 6-7:30 p.m. at Seminole Middle School.