

Bay Pointe Villas Condo Association
2024 Newsletter #5
August 10, 2024

Unit 6 Lanai Renovation

The owner of Unit 6 has scheduled a renovation of her lanai next week. Weather permitting, J&M Aluminum will start the update Monday, August 12. If there are no delays, they plan to complete the job Monday. Residents living around Unit 6 will notice construction noise and activity behind their units. Residents using garages 10 – 14 may experience a minor lack of access to their garages when J&M is accessing the rear of Unit 6. They may want to park on the street Monday.

Debby Clean Up

Many thanks to the Bay Pointe Villas volunteers who helped with Debby debris clean up. You may want to offer a personal thank you to Karen Gillum, Gregg Cuzzucoli, Larry Fineout, Floyd Jackson and Kay Lea Scott.

Pinellas County will not pick up and haul away storm debris. Volunteers stacked the debris beside our dumpster. Over the next few weeks, it will be loaded into the dumpster when space permits. The dumpster top will be left open to facilitate full loading of the dumpster. If you are unable to put your trash in the dumpster, please leave the bag next to it. BPV residents who are able to get your trash into or onto the dumpster are asked to help load it.

Lint Busters

If you have not responded to the invoice you received from AmeriTech for Lint Busters service please do so. There were a few 2nd floor units with severely clogged roof vents. The Lint Busters representative recommended that vents be cleaned no less than every 3 years. With Florida humidity he recommends not using dryers when it is raining or particularly sticky outside. Dryers do run more efficiently when vents are clear.

Consent to Receive Notices by Electronic Delivery

AmeriTech send a consent to receive notices by electronic delivery form to unit owners last week. This form is one of the items addressed in the condominium regulations passed by the Florida legislature this year. Please complete the form and return it to AmeriTech.

2025 Budget

At its August meeting the board will set the September date it will create BPV's 2025 budget. Two major projects must be tackled in 2025. BPV's stairs and garage roofs must be replaced. The board is reviewing quotes and will set priorities. If you are aware of current garage roof leaks or stairs needing immediate attention, please notify a board member. Staircase replacement is an expensive, time-consuming project. To reduce the impact on maintenance fees and prevent assessments, the board may consider shifting funds that have accumulated in reserve accounts. Should this action be needed, owners will have an opportunity to ask questions and vote on account adjustments in upcoming board meetings and at the annual meeting.