

Bay Pointe Villas  
Hurricanes Helene and Milton Repair Projects

Bay Pointe Villas documents make the association responsible for common area features and the buildings from the dry wall out. Unit owners are responsible from inside the drywall, windows, screens and doors.

Unit	Damage	Vendor	Recommended Repair	Repair Complete
2	Roof and window leaks	<b>Albright Roofing Owner</b>	Albright recommends removing unnecessary vents. Replace with shingles. Owner will seal around leaking window hardware.	Inspected week of 10/14-18
3	Leak around master bedroom window caused by belly band damage	<b>Jbolt</b>	Belly band replacement or repair	Inspected 10/25
7	Living area wall leak from what appears to be belly band damage on the east side of the unit. Small garage roof leak.	<b>Jbolt, Albright Roofing, and Handyman</b>	Recommend Jbolt repair belly band, Albright Roofing replace garage roofs 7 & 8 as the next garage building roof replacement scheduled after #9 is completed. Handyman repair garage ceiling.	Bellyband inspection 10/25
11	Bedroom wall leaks around window frame	<b>Jbolt</b>	Leaks around window ledge on building structure. Annual inspection of all windows is recommended.	Inspected 10/25
16	Roof leak in multiple areas	<b>Albright Roofing</b>	Leaked around roof and dryer vents. Albright Roofing sealed the area at the point the vents meet the roof.	Inspected and repair completed week of 10/14-18
18	Roof leak into closet	<b>Albright Roofing</b>	To be inspected	
22	2 sections of fascia blown off east soffit. One section came off in each storm. Larry collected them at the time.	<b>Albright Roofing</b>	To be inspected	

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Common Area	Dumpster. Weak fencing removed before Milton.	<b>Handyman</b>	Consider replacing with a new, taller fence.	
Common Area	Bulletin Board.	<b>Handyman</b>	Feature requested by residents in 2022. Consider repairing or replacing and upgrading with roof.	
Common Area	Trip hazard deepened on Marina Way garage area	<b>Jbolt</b>	This area increased thru August, September and October storms. Consider grinding project be reapproved and initiated soon.	
Common Area	Large tree limb blocked safe use of Unit 1 & 2 drive way	<b>Resident</b>	Unit 2 owner had a friend remove the branch	Repaired week of 10/14-18