

## Bay Pointe Villas Condo Association

2024 Newsletter #6

September 20, 2024

### “Hamlin Swamp”

Your board refers to the wet area of county property near our pool as the Hamlin Swamp. We have repeatedly reported the drainage issue to Pinellas County, Duke Energy and Power Town and will continue to push them to take action to address it. The drainage issue has caused a sidewalk safety issue and the death of some of our landscape plants. PLEASE be careful when walking near the Hamlin Swamp, the sidewalk is dangerously slick.

### Garage Sale

Four BPV residents will hold a garage/yard sale Saturday, October 5. It will be located on the corner of Marina Way and Commodore with parking in the lot across Commodore. It will be advertised on our bulletin board and the internet. Residents whose parking or garage access may be affected will be contacted. If you are interested in participating, please contact Kay Lea Scott or Larry Fineout.

### Window Washing

A window washing service has been contacted. After the rainy season, we will work with them as we did with Lint Busters earlier this year. You will have an opportunity to have windows and patio doors washed inside and/or out. The initial quote was \$12 per window. As soon as we set a date for the service and have more information a notification will be sent via email and posted on the bulletin board.

### Staircase Replacement

There are 11 staircases in Bay Pointe Villas showing their age. The board collected recommendations and quotes from various vendors this year. At this month's meeting DUC (Down Under Construction) was approved as the vendor to replace the first staircase. Staircases are expensive. The board decided to tackle the issue as we did the unit roofs; 1 to 3 replacements each year as funds become available. Existing maintenance and reserve fund accounts will be used to prevent a special assessment. To keep costs down, the railings will be recycled and pressure treated wood will be used for the stringers, steps and landings. Owners will have an option to upgrade the stairs to composite material (never needs painting) and the railings painted at their expense.

### Garage Roofs

This summer we began replacing garage roofs. 3-6 were replaced. We have funds to replace unit 9's garage roof at this time. As funds become available and can be coordinated with the staircase project, the remaining garage roofs will be replaced. Please let a board member know if you experience leaking into your garage. The remaining roofs will be prioritized based on need and cost