

Bay Pointe Villas Condo Association
2024 Newsletter #4
April 19, 2024

Pool Padlocks

The pool gate was found unlocked several times in the last month. An unlocked pool gate puts all Bay Pointe Villas owners and renters at risk. We are at risk of the public using the pool bathrooms or someone being harmed in our pool. It puts residents' physical health and our association's financial well-being at risk. Please be sure to close the padlock and turn the locking mechanism to keep our owners and neighbors safe. If the padlock is hard to lock or unlock, please lubricate it with WD40 or a similar product or ask Larry Fineout for help.

In recent weeks it was reported on NextDoor that a stranger was found rummaging through a backyard storage building on Oakhurst in the middle of the night. In another incident a domestic disturbance in the Tamarac neighborhood led to gun shots. The police handled the situation. The incident spilled over to a neighboring home. These are reminders of how important it is for all of us to lock our units, garages, pools and vehicles.

Landscape Volunteers

Many thanks to the Bay Pointe Villas volunteers who worked on Landscape Day and many days after. Sharing knowledge, good ideas, hard work and team efforts made a big difference. You may want to offer a personal thank you to Karen and Mike Gillum, Gregg Cuzzucoli, Larry Fineout, Charlotte Hicks, Gary Romesser, Sandy Sekely, Jack Bisson, Katie Hart, JoAnn McRae, Floyd Jackson, Jerry Chiacchia, Dru, Kayleb and Emma Hoeft and Kay Lea Scott. As one of our residents wrote

Thank you to our BPV neighbors who have given so generously of their time and effort to clean, cut, rake, plant, trim, haul, mulch, sweep and do whatever else necessary to assure our property is absolutely pristine. And it is.

I appreciate all of you.

With gratitude, Anne Mulcahy

Bay Pointe Villas Website Update

A password protected **Financials** section will soon be added to the Bay Pointe Villas website so that association members can review the monthly balance sheet and income statement.

The user name is resident. The password is baypointe1234

Board of Directors meeting agendas and minutes are found in the **Meeting Minutes** section. Typically, agendas are posted 2-3 days before a meeting and minutes 10-14 days after. Our property manager, Gloria Reed LCAM, presents a report at each meeting which is summarized in the minutes. Recently a report of actions taken by the president has been

added to the meeting and summarized in the minutes. Other communications such as newsletters and notices that vendors are working can be found in the **Hot Topics** section.

Pool Bathrooms

Volunteers are needed to clean the pool bathrooms. Cleaning is done on or near the 1st and 15th of the month. Please volunteer by signing the schedule in the Ladies bathroom. Cleaning supplies are located in that bathroom as is the sign in for the days the rooms are cleaned. Thank you for volunteering!

Community Garage Sale

Bay Pointe Villas will have a community garage sale on a Saturday in May. If you are interested in participating, please call, text or email Kay Lea with your preferred date, yak0622@aol.com or 254-479-1347. Details will be emailed to residents in coming weeks.

Memorial Tree

The last of the memorial donations for Don, Ron and Scotty was used to purchase the magnolia tree planted on the west side of the Marina Way driveway.

Recycling

At a residents' request, the board of directors researched recyclables collection at Bay Pointe Villas. The intermittent public use of our dumpster makes this an expensive idea for us. Unless we secure access to recycle bins they would be at risk of use by the public. We would have to secure access to the bins inside a padlocked fence. Anytime a recycle bin has something other than its intended contents, pick up and disposal is charged as a regular waste disposal on top of the recycle service charge. It is recommended that we continue to use the county recycle bins on Hamlin and at grocery stores.

Trip Hazards

There are places in our drive way and parking areas where the concrete sections do not meet evenly or cracking has made the concrete unlevel. We have trip hazards that will be ground down in the near future. Residents will be notified when the grinding is scheduled so that vehicles can be parked elsewhere on that day. The general areas trip hazards were found are in front of garages 3, 4, 8, 9, 10, 11 and 23.

Tree Trimming

Tree trimming will be completed in May. Our tree trimmers started early with the area at the pool because we had access to the roll off dumpster for landscaping refuse. The palm trees will be trimmed when they return.

