

Bay Pointe Villas Condo Association
New Year Newsletter
January 2024

2023 Accomplishments

As much as possible the board of directors turned resident's ideas into action in 2023. Through the quarterly meetings in '22 and '23 residents directed the board to tackle outdoor and security lighting, stair repairs, sidewalk replacement, the damaged sprinkler system on Hamlin, drainage of the parking area on Hamlin, belly band inspection and repair where needed, purchase new pool furniture and replace all unit's out door cut off valves. In addition the annual maintenance of power washing, tree trimming and gutter cleaning were done. Three projects are in process now; replacing garage access doors, installing a new bulletin board and repair and replace the roof of unit 21's garage.

With Florida property insurance premiums continuing to escalate, the 2022 and 2023 board made unit roof replacement the #1 2022-23 priority. The last roof was replaced in January 2023. New wind mitigation reports were contracted, completed and posted on BPV's web site. The association and many of the residents benefited from reduced insurance premiums. If you have not submitted the wind mitigation report that applies to your unit to your property insurance carrier, it's recommended that you do so.

Garage Access Doors

Due to poor rainy season high water drainage for several years the access doors to # 18, 19, 20 and 22 garages are damaged and rotting. Personal items stored in the garages have been damaged and some of the garages had to have mold remediation completed. A sump pump was installed in 2021. With the flooding addressed it is time to replace the doors. They have been purchased and a handyman scheduled to install them in January 2024.

Bulletin Board

The larger bulletin board will soon be ready for use. Pat, our handyman, and Larry Fineout will complete it and remove the old bulletin board. The new board has two sides. One will be locked and hold official Bay Pointe Villas Condo Association business documents. The other side will be accessible for use by Bay Pointe Villas residents. When the bulletin board is ready an email and web site notice will inform residents. Direction for resident notices will be published at that time.

Garage 21's Roof

If you have followed the BOD minutes or attended meetings in the last 4 years you know that the resident in Unit 21 has not been able to use his garage. It leaks. You may also be aware that on two occasions repair was attempted. Neither repair did the trick. Thanks to our property manager, Gloria Reed, a company that specializes in fixing problems associated with construction of BPV's type has been found. The company identified the construction issue that over time caused the garage to leak. Through the 2023 budgeting and fiscal management process BPV's association accumulated the funds necessary to replace the garage roof and in the process repair the leaking problem. We hope to begin the repair early in 2024. It will take approximately a week to complete and will involve jack hammers and concrete dust.

Memorial Trees

Residents donated funds to purchase memorial trees in honor of the residents we lost in 2023. A crepe myrtle was planted in front of Unit 3. A live oak will be installed where the sycamore was removed behind Unit 13. There are funds remaining to purchase one more tree. Our deceased residents were Ron Lawhead, Don McRae and H. P. (Scotty) Scott.

2024 Meetings

The board of directors will hold its 2024 monthly meetings on the third Tuesday of each month at 6 p.m. The meetings will be on Zoom with the access information included in agenda documents posted on the web site and bulletin board each month prior to the meetings. Watch the web site for the minutes of meetings.

Board meetings are held to conduct the business of the association. Association members are welcomed to attend the meetings as observers. There are times when the board asks association members who have information about a topic to comment. If there is time, members may have an opportunity to bring up concerns or comments on the agenda topics or for future consideration.

Please let the board members know your thoughts on association member meetings and newsletters. Response to in person (Zoom) quarterly member meetings has dwindled. In fact only board members attended the 2023 annual meeting. The board would like to think that's because our members appreciate and agree with the decisions made and action taken by the board.

Dinner at Slyce

Some of our Bay Pointe Villas neighbors plan to meet for dinner at the Indian Rocks Beach Slyce on Gulf Boulevard at 5:30 on Thursday, January 11. We'll reserve seating. If you'd like to attend, please send a text or email to 254-479-1347 or yak0622@aol.com.

On a Personal Note

2023 was a difficult year for Scotty and I. As the year progressed the demands of caring for Scotty overwhelmed me. I fear my attention to BPV board responsibilities suffered. The board; Gregg, Karen G., Karen M. and Larry and our property manager, Gloria, were wonderful to step up and take care of so many details. Your caring, support and prayers for Scotty and I, my BPV neighbors, were so appreciated. We may not have called upon you but knowing you were there and would help if needed got me through. Now, as I adjust to life without Scotty, I thank you for your memorials, sympathy, condolences and prayers. It's still a difficult time, but there are peace and smiles on the other side. Thank you. Kay Lea