

Bay Pointe Villas Condo Association
2024 Newsletter #2
January 26, 2024

Board of Directors Minutes

Bay Pointe Villas board of directors meet at 6 p.m. on the third Tuesday of the month. The minutes are typically posted on the Bay Pointe Villas website in approximately 10 days following the meeting. At that time they are labeled “Draft”. At the next month’s board meeting the minutes are approved and “Draft” is removed from the document on the website. ‘

Garage 21’s Roof

The repair of garage 21 is underway. The leak is caused when rain water seeks the easiest path to the earth. It runs into our building through insufficiently sealed patio door bolts and the seam where garage 21 and unit 22 meet. Past attempts to solve the problem involved 1) removing the garage roof materials (tile), sealing the seam and replacing the tile at the association’s expense and 2) replacing the patio door at the owner’s expense. Per our documents, Unit owners are responsible to replace patio doors and windows. Neither repair sealed the source of the leak well enough to stop the leak.

This week we learned more of the story. The rain’s path to earth was through garage 21 because the concrete beam is hollow. The rain travels from the poorly sealed source, following rebar in some instances to the beam. Jbolt, our construction contractor will ensure the beam in the leaking area of our building is filled with concrete. The added labor and materials are likely to cause the repair to take longer and cost more than the original board approved quote. The board will keep you informed as the project progresses.

Jbolt was here this morning to pour concrete. There was a 48 hour drying period for the epoxy that was applied to the rebar earlier this week. There will be another drying period for the concrete. They will return Monday to complete the repair.

Jbolt checked and repaired any stairs in immediate need of repair.

Stairs

Repairing, painting and/or replacing the stairs have been discussed many times by the board and residents. BPV is finally in a position where we can seriously entertain replacing the stairs. The board has reached out to vendors for quotes. You may see representatives of the vendor companies walking the property with board members as they get an idea of what will be required to replace our 11 stairs. A project of this size is similar to the roofing and plumbing projects we tackled in the last couple of years. We anticipate it will take time to prepare for the financial challenge as well planning for project implementation. In the meantime, Pat, our handyman, and/or Jbolt will continue to check the safety of our stairs and make repairs as needed. You are encouraged to listen in at board meetings and read minutes to keep up our progress to the goal of new stairs. The board will continue to keep you informed through newsletters as well.

Directory

Contact information for 12 of the possible 37 BPV residents and/or owners has been confirmed. The directory will be distributed to the people who wanted to participate. The information will also go into an emergency file to be used only should evacuation become necessary. Please confirm your contact information with yak0622@aol.com and release it for the directory if you like.

Pool

The pool motor loudly announced its age and wear. The board apologizes for the inconvenience. Thursday our pool maintenance company checked on it and reported that if the problem continued, the motor would have to be replaced. As residents living near the pool know, the motor got louder last night. The pool is closed for the weekend and will reopen Monday, following the installation of the new motor.

Sidewalk Safety

The sidewalk that follows our property line between Commodore and Hamlin is referred to as the “shortcut” by county employees. It can be a dangerous walkway for pedestrians. People riding electric bicycles, scooters, skateboards, golf carts, etc. use the walk. Some of those vehicles travel up to 20 miles an hour. During the holidays groups of people using scooters and bikes were in abundance. These vehicles are very quiet. Older pedestrians and pet walkers can have a hard time hearing them come from behind. We contacted the Pinellas County Sheriff’s office and learned as long as the riders follow the rules for their vehicles; ie wear helmets, there is nothing the Sheriff can do about the issue. Sheriff’s officers and some of our residents have spoken with riders and their parents. As a result, some of the riders have become more respectful. **Please be cautious when using the sidewalk, especially in the evenings. Watch out for electric vehicle. Be safe.**