

Bay Pointe Villas Condo Association
2025 Newsletter #3
March 29, 2025

Maintenance Fee Accounts

Our 2025 maintenance fee is \$603.48. Some owners continue to pay the 2024 rate, \$599.80. Board members receive detailed financial reports each month identifying owners whose accounts are in arrears. Due to the bank change and late receipt of coupon booklets, the board requested owners in arrears not be charged a January late fee. **At this time, late fees are in effect and may be applied when the 2024 maintenance fee amount is remitted.** The board asks that all owners check their 2025 payment activity and clear up any issues. If you have questions, please contact Ameri-Tech accountant, Becky Hessnius, at bhessnius@ameritechmail.com or 727-726-8000

Financial Reports

The first three pages of Bay Pointe Villas monthly financial reports are now posted on the association website. The reports do not identify individuals or vendors. They do provide an update of the association's financial activity and health for association member information only. Owners will find the reports in the section labeled "Login".

Hamlin Swamp Resolution

Power Town addressed the Hamlin swamp for Duke Energy. The swamp area is a low spot in the route of Duke's buried electrical cable. An electrical equipment box overflowed when ground water flowed through the conduit into it from two directions. Power Town pumped the water out and damed the conduit so that water should no longer back up and overflow.

Tree Trimming

The recent tree trimming in our neighborhood was done by Lewis Tree Trimming. Duke Energy contracts tree trimming to protect its lines on a three-year schedule. The cable companies do not schedule preventative tree trimming. Lewis trimmed our trees along the lines on Marina Way past BPV's pool to Hamlin Boulevard and on Commodore. Bay Pointe Villas is in negotiation for our annual trimming which will take place before the start of the 2025 hurricane season. This year the large oaks threatening garages 3-9 and units 9 and 10 will receive attention.

Water Bills

Pinellas County Utilities bills for water use on a bi-monthly basis. The total of charges we received in December (for Sept. 19 to Nov. 19) and February (for Nov. 20 to Jan.19) exceeded \$8,000 over Bay Pointe Villas average water charges for a four-month period. We have learned to read the county water meter, searched for leaks and repaired the pool toilets, pump and filter. Through Jack Bisson and Jeff Murrill's monitoring and reports, we know water usage has dropped to near normal levels. Our 2025 budget was impacted by the water bill overages and the hurricane repairs. Some tightening belt and delays in planned repairs and projects can be expected.

Staircase Replacement

BPV has begun replacing staircases. Unit 4's was replaced and will be painted when the stairs and stringers have had time to age. As funds accumulate in our building maintenance and reserve accounts as planned, we should replace at least two staircases each year for five years. The board received input from building vendors and handymen regarding the safety of our staircases. A priority replacement list was prepared based on that input. Should a staircase's safety become a more immediate risk, it will be moved up on the

replacement list. When their staircase is replaced, owners will have the option to have stairs made of composite material (never need painting) rather than wood and railings painted at their expense.

Staircase Rail Painting

At this month's board meeting it was decided that owners do not have to wait to have stair railings painted. The association will coordinate with the vendor so that owners wishing to pay for the painting may do so as soon as it can be scheduled. Owners interested in this option, please notify Gloria Reed at greed@ameritechmail.com or 727-507-1625. You will receive information regarding the price and process at a later date.

Architectural Modification

Residents may have noticed BPV sprouted a new white feature on the exterior wall of units 21 and 22. The feature covers an air conditioning line required when a new ac unit was installed in unit 22. The owner submitted an architectural modification form that was approved by the board of directors.

Surveys

There are three topics on which the board of directors need owners' input. Please send your response via email to yak0622@aol.com

1. **Bulletin Board** - Our bulletin board was damaged by Milton. The board was installed at the owners' request collected at meetings held in 2022. Residents asked for a bulletin board they could use for posting personal notices, sale items, etc. Our bulletin board has not been used residents. As it now needs replacing the board of directors would like to propose a smaller bulletin board that holds only association required postings. It will be mounted on the wall of garage 9 where it will be more protected from sun wind, weather and fading caused by the sun.

Please let us know your thoughts.

2. **Landscape Day** – We will have a Landscape Volunteer Day, Saturday, April 12 from 9-noon. Volunteers will gather in the parking area behind Unit 9. Bring tools.
 - a. **Mulch** – Lowes has red mulch on sale for \$2 a bag until April 2. The association will not be providing mulch this year. If you are interested in purchasing mulch for your area, please respond as soon as possible. Volunteers will haul it and spread it for you if you are unable to do it for yourself.
 - b. **Plants** – If you purchase plants or bushes for your area and are unable to plant them yourself, volunteers will plant them for you on our Landscape Day.
3. **Window Washing** – Our last attempt to have windows washed didn't materialize. Kay Lea will try again.

Please let us know if you are interested in having your windows washed.