

Meeting of the Board of Directors
July 29, 2024

The Meeting of the Board of Directors was called to order at 5:00 p.m. in the Bay Point Community Association Conference Room by President Marcy Schneider. Those Board members present were Marcy Schneider, Dean Rook, Kim Blocker, Justin Coles and Jeff Ferrell. In addition, Zeb Taft and several owners were present and by Zoom videoconference. Martha Middleton was present as recording secretary. Mrs. Schneider called a quorum of Board members.

1. It was moved by Dean Rook, seconded by Jeff Ferrell and carried unanimously to approve the minutes of the Emergency Meeting of July 9, 2024 as presented.
2. President's Report.
 - a. Landscaping.
 - Lawn Masters began working on the property last week. They will provide a quote for removing the dead and diseased trees.
 - We are awaiting a recommendation for the repair or replacement of the chemical pump as well as price quotes.
 - The sprinkler audit will be done this week. Mad Craftsman should be able to clean and re-touch the fences that have been stained by the irrigation system, but no action will be taken until the sprinkler system is fixed.
 - The Board discussed the condition of the ditch behind the property. Mrs. Schneider stated that the ditch is not on Golf Villas I property and she will contact John Warren to try to resolve the problem.
 - b. Golf Cart parking. The Board discussed the condition of the golf cart pads and potential areas that could be used for cart parking. It was suggested that other areas be identified that could be used for parking, including space in the vehicle parking areas.
 - c. TurfPro contract. Martha Middleton reported on her conversation with Patrick Garner with Turf Pro and the contract provision requiring 2 months fee to cancel the contract. The Board was under the impression that the contractor did not service the property for several months due to health issues which should make up for the cancellation fee. Mrs. Schneider will confirm this with past-president Anita Scott in order to re-negotiate the fee.

Additionally, Mr. Garner stated that Lawn Masters will sub-contract with another chemical company for the chemical treatments, and Turf Pro has worked for them in that capacity. Mrs. Schneider will discuss this with the Lawn Masters supervisor to determine who will be providing this service. If Turf Pro is able to sub-contract for this service, it may be a way to avoid the cancellation fee.

3. Financial Report. Martha Middleton presented an updated statement and discussed the changes relative to the insurance financing contract. The Board discussed the possibility of paying off the contract, but no action was taken.
4. Old Business.
 - a. Roof. The Board discussed cleaning the roofs and Mr. Taft explained the process which not only improves the look of the roof but also prolongs the life. He will provide a quote for cleaning the roofs as well as the stucco walls for the Board's consideration.
 - b. Mr. Taft reported on several maintenance issues that are the association responsibility including unit 427 side wall flashing and 423 flat roof insulation. Several other issues appear to be owner responsibility, including the mold problem at 410 and the porch siding at 414.

- c. Martha Middleton reported that the foreclosure action on the former owner of unit 427 has been completed and all fees were collected.
- 5. New Business
 - a. Window replacement. The Board discussed additional window replacements needed and asked Mr. Taft to do a survey of the windows that are left to be replaced. Owners will also be asked to submit a list of windows needing attention.
 - b. Paving. The Board discussed the need to re-pave or re-seal the parking lot with attention being given to areas that could be used for cart parking. No action was taken.

With no further business to come before the Board, it was moved by Kim Blocker, seconded by Dean Rook and carried unanimously to adjourn the meeting at 6:30 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary