

BAYPOINT HOMEOWNERS' ASSOCIATION

BOARD MEETING

JANUARY 17, 2024

The meeting was held at 2:00 PM at Seacrest Southwest Property Management, 1044 Castello Drive, Suite 206, Naples, Florida.

CALL TO ORDER

Steve Sullivan Called the Meeting to order at 2:00 p.m.

PROOF OF NOTICE

Notice of the meeting was sent out according to Florida Statutes.

QUORUM WAS PRESENT – Directors Steve Sullivan, Paul Sampson, and Wayne Heller were present. Also present were Lisa Chiesa, Board Secretary and Carolyn Sabin, Property Manager.

Note: Four owners, including the secretary, were present remotely.

MINUTES

1. President Steve Sullivan asked for a motion approving the meeting minutes from the November 28, 2023, Budget Meeting of the Board.

By motion of Wayne Heller, seconded by Paul Sampson, the meeting minutes were approved by a vote of 3-0.

2. **Approve renewal of Line of Credit.** Motion by Wayne Heller, with second by Paul Sampson: That Baypoint HOA renew a line of credit with First Horizon for up to \$500,000 to be used as needed for remaining capital project expenditures, hurricane expenses, and cash flow needs in operating fund caused by 2024 insurance premiums.

Note: The interest rate on the Line is First Horizon's "prime rate" which is variable, and will change with changes to the prime rate. The current rate is 6.25%.

By motion of Wayne Heller, seconded by Paul Sampson, the renewal of the Line of Credit was approved by a vote of 3-0.

3. **Appointment of Architectural Firm to conduct "Milestone Inspection."** By letter dated April 18, 2023, Collier County notified Seacrest Southwest of Baypoint's obligation to conduct a "Milestone Inspection" of our two buildings. The purpose of the inspection is to ascertain the physical condition of the buildings, including plumbing, mechanical and electrical systems.

Seacrest Southwest assisted in procuring proposals for the work, which is required to be conducted by a Florida registered architect or engineer. Seacrest recommended that the Board approve a contract with Bondurant Architecture for a fee of \$4,900 for buildings 33 and 35, and an additional \$250 for an inspection of the pool and pool pump house.

By Motion of Paul Sampson, seconded by Wayne Heller, the proposal of Bondurant Architecture was approved 3-0.

4. **Correction of 2022 Annual Association Meeting Minutes.** Upon the posting of the 2022 Annual Association Meeting Minutes to the Baypoint website, it was discovered that there was a typo that indicated Steve Sullivan was elected to a two-year term at that meeting. In fact, the term should have been memorialized as a three-year term, as required by the July 2020 Amended By-Laws of the Association.

By motion of Paul Sampson, seconded by Wayne Heller, the correction of the Annual Association Meeting Minutes of March 18, 2022, was approved 3-0.

5. **Miscellaneous Discussion.**

President Steve Sullivan informed the group that Pro-Tech plumbing will be out on Friday, January 19, 2024, to inspect the air conditioning lines in the 33 building. Several stacks have been experiencing water leakage problems.

The pooling of water in the yards was brought up again. No cleaning of the drainage pipes was conducted after Hurricane Ian. The Board sought two proposals to clean and CCTV the drainage pipes in May 2023, but determined to wait to see if water pooling occurred again. It now has, so the Board will revisit the proposals.

Steve Sullivan announced that the Annual Meeting of the Homeowners' Association will be held March 6, 2024.

There being no further business, the meeting was adjourned at 2:40 p.m.