

Baypoint Condominium Association, Inc.

Board of Directors Meeting

June 4, 2024

Minutes

Present: Steve Sullivan, Paul Sampson, Ken Fleetwood
Carolyn Sabin, PCAM from Seacrest Southwest were also present along with 8-unit owners via Zoom.

Meeting was called to order at 12:03pm

New Business

Piping Issues – There have been 2 different plumbing issues with a leak starting above unit 502 that affected all down below this unit. The pipe was old and according to the plumber was made out of polybutylene, which was widely used, but stopped due to allegations that the pipes were rupturing and causing property damage back in 1996. Building 35 may have the newer pipes, but it seems that building 33 may not. It was suggested that a plumbing inspector or engineer see if they could inspect the pipes to determine if they should be replaced. There are a few owners in building 33 who have already replaced their pipes. Other communities in Baker Carroll will be questioned about their pipes.

Old Business

Garage Storage – This issue will need to be revisited as since the Rules were redone after Ian, some have failed to utilize the correct measurements, Granted the correct measurements has failed to enforce the Rules, the next step is to determine if the Rules stay as they are or if more modifications need to be made to the Rules. Modifications are required to have an ARB application filled out and sent in for board approval. Changes will be completed in the Documents for the next meeting on July 2nd.

Utilities – Water/Sewer bills were compiled and given to Collier County, and they came back and denied the credit for excessive water/sewer bills due to more than 30 days from time of occurrence. The form we were supposed to use was not received within the specified time frame as the County sent it to the old manager who no longer works for Seacrest. It was decided to try again with someone higher up to challenge their decision based on the County sending the form to the incorrect person.

FPL – They sent a request to Baypoint to replace the meter can around the meter. We set up an electrician to be on site to replace the can while FPL was also onsite to disconnect the electricity while this was being done. Unfortunately, the FPL tech that was onsite said they could not turn off the electricity until the wires were replaced in the transformer due to corrosion. Another appointment with FPL and another time for the electrician to be onsite while they replace the wires in the transformer the meter can will be replaced.

Reserve Study – Discussed the timing of the reserve study relative to the budget. It may mean that the budget process may be pushed back a couple of weeks.

Shamrock Plumbing – Update on where the legal team attempts to recover up to \$25,000 from Shamrock Plumbing for non-completed work from three years ago. The Association has spent roughly \$3,000 in attorney's fees to date. The attorney is on an hourly basis not on a percentage of what may be recovered.

Financials – It has now been 6 months and the Year-End report has not been completed. The auditors have finished their work and Baypoint is prepared to take this issue to the State of Florida to get a resolution.

Dock Task Force – It was reported the Dock Task Force will make a recommendation at the July meeting.

Next meeting will be July 2nd at 11am.

With nothing further to discuss, a motion by Ken Fleetwood seconded by Paul Sampson to adjourn at 12:52pm was passed.

Respectfully submitted,
Carolyn Sabin, PCAM
Association Manager