

# The Bayview Times

Bayview Condominiums Clearwater Association

**Date:** September 9, 2024



## General Board Update:

Welcome to another edition of the Bayview Times. We will continue to use this as a way to provide periodic updates to the community related to projects, HOA financials and key goals associated with the HOA and the Board of Directors.

Below are some of the key accomplishments completed to date during this year:

1. We renegotiated the elevator service agreement with TK Elevator. Since we have only one elevator, it is important that we obtain regular service to maintain performance. Like any mechanical system, the elevator will have breakdowns. The goal is to minimize the interruptions as much as possible and hopefully hold off as long as possible on the upgrade and modernization work that all elevators do require at some point in their life. Our elevator is 20 years old and a modernization will most likely be required within the next 10 years.
2. We upgraded several components with the elevator that required replacement for safe operation. A UPS battery back-up was added so that the elevator automatically returns to the lower level should there be a power outage. The elevator remains sensitive to power spikes and blips which has been the cause of most operating issues lately.
3. We replaced the G2 garage door after multiple failures and breakdowns prompted replacement before it was fully incapacitated. The new unit is faster and quieter than the previous roll-up door and should provide reliable service for many years.
4. We completed the Structural Integrity Reserve Study on-site review and are awaiting the report from the structural engineer (Socotec). Once the report is provided, we will use the recommendations from the engineer to establish a capital budget to address the findings. We hope to have the report within the next several weeks.
5. We initiated a warranty review of the pool furniture with Leaders Outdoor Furniture. We feel that the furniture is fading too quickly and placed a warranty request. We have a favorable reply from Leaders regarding replacement of the furniture in question. Follow-up by the board is needed to review options for the replacement with Leaders. We expect to have a final resolution within the next 30 to 60 days.

6. We bid out the pool maintenance contract and selected a new pool service company. We receive full reports with each visit that help us stay on top of the service with our new provider.
7. We have been working on improving the aesthetics of the building and common areas with some painting touch-ups and concrete/asphalt leveling. Some edges of concrete on the walkway and parking area required grinding to reduce the tripping hazard. We also hired a paving company to repair the sunken asphalt at the front of the building and plan to apply an asphalt seal coat to the entire asphalt area with new parking space stripes at the guest spots. We anticipate this work being completed starting the week of 9/10/24.
8. We hired an electrical engineer to help us develop a plan to install the base building electrical equipment needed to support Electric Vehicle (EV) chargers for vehicles and golf carts. Our building was designed and constructed well before electric vehicle chargers were utilized and our existing electrical set-up does not support large scale use of EV chargers. Therefore, the infrastructure to support it must be added. The feasibility study is now complete and we are securing contractor pricing for the installation of the base components needed to support up to 10 vehicle chargers and 4 golf carts including the submetering for back-billing owners monthly for electricity use. This will be reviewed with the community once we have the pricing for the central infrastructure.
9. We rebid our commercial insurance coverages and decided to move away from Turner Insurance and are now working with Mitchell Insurance. We successfully bid the insurance coverages as they became due over the course of the year and have been able to effectively manage insurance costs with our new broker. We are currently working with a 3<sup>rd</sup> party insurance auditor to review our coverages and costs to determine if there are any coverage improvements or cost savings available. We should be able to share the results of this 3<sup>rd</sup> party review at our next meeting or the next newsletter.
10. Repairs were made to main wiring on the boat dock after water damage was discovered. Additional repairs with the dock are required and a dock subcommittee was formed to address necessary repairs and upgrades to properly maintain the dock. Dave Groves heads up this group with owner participation and he provides an update in the following section.

### **Financial Corner:**

Below are some updates from our 2024 YTD financials.

- After the close of the 2<sup>nd</sup> Quarter 2024, annual budgets are on target with current expenses.
- We do have some unplanned expense(s) related to repairs of electrical wiring to the dock and the G2 garage door. But, these

expenses were covered through the reserve and miscellaneous cost reserve.

- Revenue (HOA Fees, etc) is above the budgeted estimates through the end of August.
- Back in June Dave Groves had a meeting with the dock owners to discuss the required dock maintenance and possible enhancements that can be made to the docks. In August, we had Gulf & Bay Dockworks perform an inspection of the structural integrity of the dock and they are compiling an estimate for costs associated with the needed repairs and also the enhancements that we are considering. There is approximately \$15,000 in dock reserves to be allocated for these repairs and enhancements. Once we have the estimate and develop a game plan, we will be sure to communicate that to the dock owners.

### Key Goals for Remainder of 2024:

- **Structural Analysis (SIRS):** Set up the budgets associated with the results of the SIRS review.
- **Identify Long-term Capital Costs:** We are reviewing long-term capital budgets for larger scale work such as the main roof, building painting and building system upgrades. We are working with multiple contractors to develop budget cost for the work so we can plan for the costs as part of our reserve budget. We are developing a 10-year capital plan that will budget costs for required improvements over that time-period
- **Finalize the Access Control Upgrade:** We evaluated the access control upgrade in 2023 with the hope of implementing it in 2024. However, we tabled this work for 8 months due to other higher priority agenda items, but this is a needed upgrade to bring our building access control in to the 21<sup>st</sup> century. We are re-engaging on this capital item and hope to have multiple bids to review by November 2024.
- **EV Charger Electric Upgrade:** We hope to move forward with the installation of the required electrical equipment to permit the installation of EV chargers for vehicles and golf carts.
- **Pool Filter and Treatment System Replacement:** The pool filtration system has seen better days. We have developed a scope of work for the replacement of the filtration system and needed repairs to the pool systems that will be needed within the next 12-months. We will share this information at our next board meeting.

### Friendly Reminders:

- **Issues at Condo:** Please contact our management company - Ameritech with any questions or issues related to Bayview. Contact info for

our property manager, Arnie Holder located on the lobby info board. His E-mail is: AHolder@AmeritechMail.com

- **Balcony Washing:** We ask that everyone please be aware of other residents that are located below you and be sure to only rinse your balcony when they are not using their balcony below yours. Please limit the amount of rinsing due to the cost of water and impact on other residents in the building.
- **Recycle:** Please break down cardboard boxes and place them in the recycle bins. Do not stack cardboard loose in the room. Do not leave boxes outside the elevators on G1 & G2 garages. If you have a large amount of cardboard due to furniture delivery, please consider dropping the cardboard off at a local recycle location, i.e., Dunedin or call 1-800-Got-Junk to remove it for you. Do not place old furniture or other items in the trash room. **Plastic bags are not permitted in the recycle bin. Plastic bags mess up the county recycling equipment and they then throw the recycling material out with the garbage. Paper bags are fine. Plastic bags are NOT.**
- **Large Item Delivery/Contractor Access:** All large item delivery and contractor access is through the G1 level garage only. Do not have large deliveries brought in to the Lobby. Meeting service personnel at the Lobby entrance is fine, but if they are bringing equipment and large amounts of service gear in to the building, redirect them to the G1 entrance and meet them there. Also - anytime large items are being moved via the elevator (i.e., furniture delivery), you must contact Ameritech to request they install the elevator pads to protect the walls.
- **Carts on G1 & G2:** Carts are to be used by residents only. Contractors, delivery personnel, movers are not to utilize the carts. Please return the carts promptly so that others may use them.
- **Building Access Codes:** Please limit passing your personal access code to contractors and delivery personnel. We want to maintain the safety of all residents at Bayview. If you have not changed your access code in a while and have provided it to others outside of Bayview, we recommend you contact Arnie Holder at Ameritech and update your four digit code to maintain the safety of our community.
- **Pool Furniture & Umbrellas:** Please return all furniture to the location that you found it and close all table umbrellas prior to leaving the pool area. We don't have a concierge service so its on all of us to maintain our common areas. Please be considerate and lower loungers and umbrellas.