

Tuesday, September 13, 2022

4:00 PM

Bayview Social Room

700 N Osceola Ave

Clearwater, FL 33755

1. This Bayview Board of Directors Meeting was called to Order at 4:10 PM by the President, Fred Dykstra.
2. All Board Members were present: Fred Dykstra, Chris Brzezinski and Kent Larsson. Evidence of required Notification and Posting had previously been sent to Deborah Ippolito, Frankly Coastal Property Manager, that this Meeting Notice had been posted 48 hours prior to the meeting.
3. The prior Board Meeting Minutes had been supplied to the Board. A motion was made to approve the Minutes. It passed unanimously.
4. Fred Dykstra gave a summary of the President's Report. (See Attachment 1)
5. Kent Larsson gave a brief summary of the August Financial Report. As planned, the Reserves will decrease by \$200K to pay for the Water Intrusion Project. We are seeing the effects of inflation with our expenditures - the degree of inflation was not anticipated last year when the budget was developed and approved. The Board is looking to see where there are expenditures that can be postponed to avoid a deficit at the end of the year.
6. Deborah Ippolito gave a summary of the Property Manager's Report. (See Attachment 2) The Board requested that Frankly Coastal provide timesheets to substantiate the Maintenance and Cleaning charges.
7. Old Business
 - A. The physical work for the Water Intrusion Project is complete. We are just waiting for final approvals. The trash chutes will be opened up later this month once the trash room concrete is cured and we are able to place the trash dumpster back in that room. Special recognition went to Robert Calloway for his help with this Project. This has been a very successful Project.
 - B. Deborah was requested to followup with Accounting to ensure the final payment has been made to BluSky who did the mold remediation work on the 4th floor.
 - C. Several outstanding Maintenance Tickets were reviewed. It was noted that some of these tickets are still open from the last meeting and are not getting addressed in a timely manner. Additional resources on getting 'caught up' were requested.
8. New business
 - A. The Liability Insurance is due on October 18. The Board told Deborah that we did not want to wait until the 'last minute' to review options and make decisions. Brown & Brown is the Broker for the current policy but at least one other Broker should be requested to submit as well.
 - B. The number of kayaks being stored under the pool has increased. The kayak storage rack is full and an additional rack is required. A motion was made to purchase another identical kayak rack. Motion was unanimously approved.
 - C. Discussion on current status of obtaining duplicate keys/code from residents in accordance with the BV Emergency Policy. A coded list was provided to the Board. The code and keys are maintained in a secure location. Frankly Coastal was requested to obtain a signed waiver from those owners that did not provide a duplicated key/code for their unit. Also, emergency contacts were requested from all residents.
 - D. A motion was made to accept an Architectural Supplement (Attachment 3). Motion was approved unanimously. Deborah was requested to post this Supplement on the Webpage.
 - E. Discussion on common Dryer Vent Cleaning. This issue was investigated and we found that the common vents appear to be clean - no buildup of lint in the stacks. Companies that do clean these vents, also need to clean the vents in each unit due to liability concerns. This is

- a large logistic issue. The Board decided that no further action would be taken by the BV Association and each owner is responsible for getting the vents cleaned within their unit(s).
- F. Fire System Maintenance - One bid was received from another company to maintain the BV Fire System. The Board requested that Franky Coastal obtain two other bids.
 - G. The next Board Meeting will be held on October 12, 2022 at 5 PM to review a draft 2023 budget that is being developed by Frankly Coastal.
 - 9. Meeting opened to the owner attendees to answer questions and address concerns.
 - 10. Meeting was adjourned at 5:45 PM