



BAYVIEW CONDOMINIUM HOA MEETING

Meeting Notes and Action Items from Tuesday, February 20th, 2024

Meeting Details

TIME: 5:00pm – 6:15pm
LOCATION: Community Room located at Bayview – 700 N Osceola Ave, Clearwater, Florida

Participants

Bayview Board of Directors ☒ Robert Calloway ☒ David Groves ☒ Kent Larsson	Ameri-Tech Community Management, Inc. ☒ Arnie Holder	Residents of Bayview: 17 Residents (including Board Members) attended
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Discussion Items:

- **Agenda items 1-7 were read and approved.**
- President's message:
 - Update on fire alarm testing on 2/29 beginning at 9:00 a.m. – residents were informed to have their homes available on this date as to not cause delays as this is a requirement from the State of Florida
 - Further on during the meeting it was suggested that while Rich is letting in the contractors for the sprinklers that Rich inspect residents' toilets to ensure the building does not have any leaks or unnecessary running water
 - Elevator is up and running after an outage on Saturday 2/17
 - The Condo's 20-year-old roof is going to require an inspection
 - There are bids out for the State required Milestone Inspection to structural engineers.
 - The G2 garage door has been shipped – all residents who have vehicles in G2 will receive new openers
 - The barbeque grill will be cleaned and serviced (cost approx. \$350) – suggestion was made that when the current grill is no longer working to purchase 2 smaller grills.
 - Update on vendor meetings regarding the new "fob" system for entrance to building/ elevator
- Treasure's message:
 - Switched from Turner Insurance to Mitchell Insurance – much better service and more proactive with contract dates and terms
 - The Board continues to look at ways to cut costs:
 - Board is switching from Frontier to another phone carrier for the elevator and outside call box – this change will save the condo over \$300 per month.
 - The Condo currently has \$200,000 in Reserves and an additional \$100,000 in its Operating Account
 - The reserves are being held in a money market account to earn a better rate of return



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Open Discussion:

- Laura (Unit 604) expressed her dissatisfaction of not being on the ballot for the Board of Directors of the HOA
 - Arnie expressed that he did not receive any application from Laura and asked her to forward him the email stating her application was accepted
- Laura (Unit 604) expressed her frustration that the building did not have an alternative (besides the stairs) for when the elevator was not working
- Electric Vehicles – The Board will be providing updated rules to residents wanting to own electric vehicles. The Board reminded residents that at no time should a resident be tampering or altering any of the common areas in the building (including but not limited to electric, water, exterior, and interior).
- Laura (Unit 604) made the suggestion that the building should hire a "door man". After discussion amongst the residents it was unanimously decided that costs associated with a "door man" would outweigh its benefit given the small amount of units and residents in the building.
- Steve (Unit 602) expressed his dissatisfaction over his parking spots. The Board restated the rules around parking (Section 3.3(b) of Declaration of Bayview) and expressed that it will be at the owner's discretion to manage their own parking spaces
- Ingeborg (Unit 601) made the suggestion that the Condo residents should utilize the "WhatsApp" to deliver messages from the Board to the residents and offered to be the Administrator of the group.
- Steve (Unit 602) and Freddie (Unit 704) expressed their gratitude for the Board and all of their hard-work

NEXT MEETING

DATE:

TIME:

LOCATION:

ATTACHMENTS / RESOURCES