

# Bayview Condominiums Annual Meeting

Tuesday, Feb. 17, 2025 @ 5:00PM

## Agenda:

- ▶ Call to Order
- ▶ Appoint Chairperson of the Meeting
- ▶ Proof of Notice of the Meeting
- ▶ Certify Proxies and Establish Quorum
- ▶ Read or Waive Minutes of Last members' Meeting
- ▶ Candidates Agree to Abide by Association Docs
- ▶ Election of Directors
- ▶ President's Update
- ▶ Vice President & Treasurer Updates
- ▶ New Business / Open Forum
  - (Members: 3 min. time limit)
- ▶ Seating of New Board
- ▶ Adjournment



# Bayview Condominiums Annual Meeting

- **Appoint Chairperson**
- **Proof of Notice for the Meeting**
- **Certifying of Proxies and Establish Quorum**
- **Read or Waive Minutes of Last Member Meeting**
- **Candidates for the Board**
  - **Have Read and Agree to Abide by Association Docs**
- **Election for Directors of the Board**

# Bayview Condominiums President's Update

## ➤ Update on Insurance Claim

- Mediation with Frontline attorneys on 1/22/2026
- Did not reach settlement at the mediation.
- The Association has filed the Notice of Intent for Litigation.
- Frontline has moved the “needle” to \$1.308M. Deductible is \$808K.
- We remain focused on legal action and supporting information requirements.
- In the meantime, we continue forward with the restoration work at Bayview.

# Bayview Condominiums President's Update

## ➤ Update on Reconstruction

- Roof and tile replacement is well underway.
- Stucco repairs are 90% complete.
- Painting is finished on the lower level.



# Bayview Condominiums President's Update

## ➤ Roof Schedule

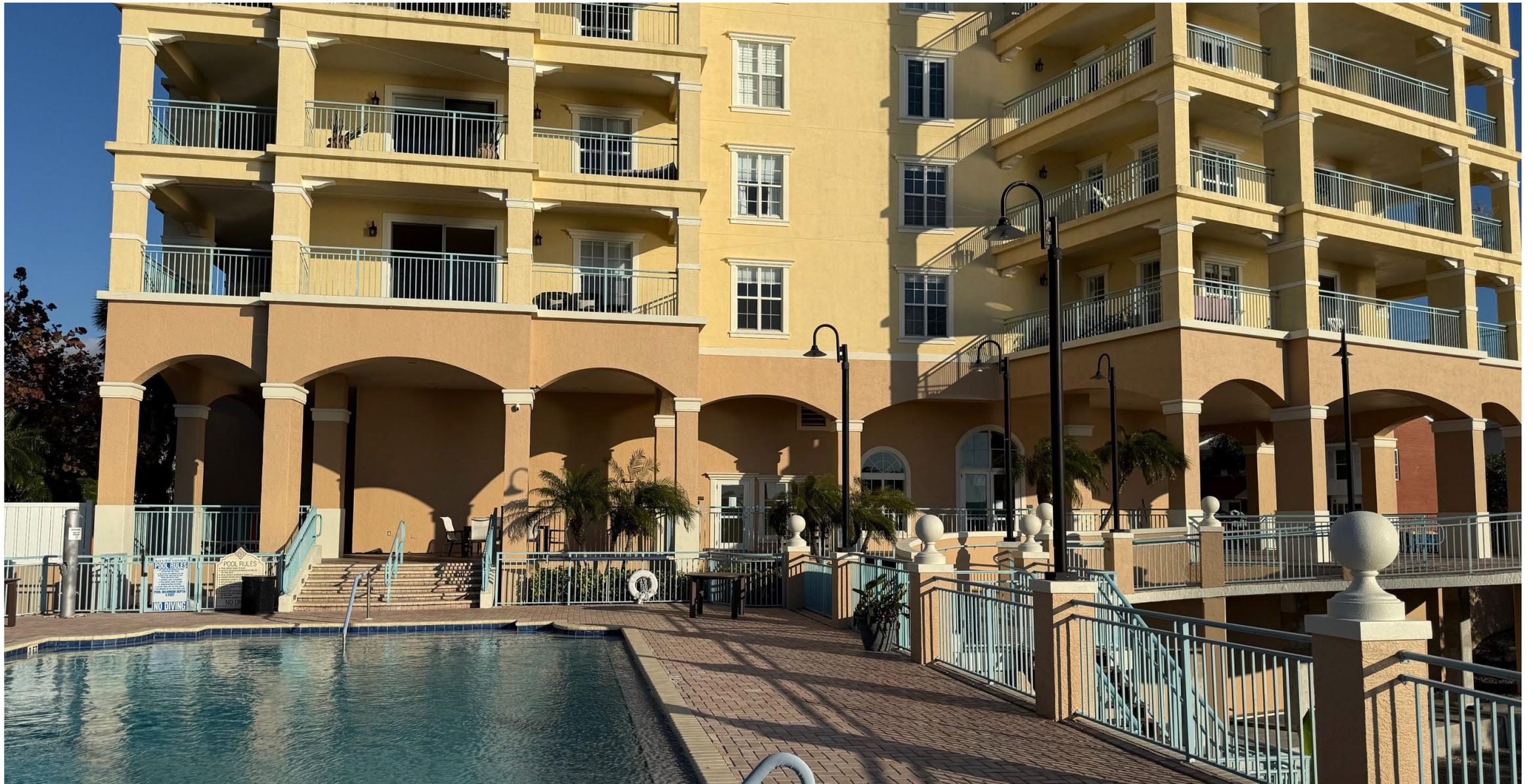
- Tefute stone coated metal panels (tile replacement) - Next 2 weeks
- Flat roof materials being delivered Friday, 2/20 with large crane.
- Flat roof work starting 2/23 to 3/2 range.
- Anticipate final inspections approx. early April.











# Bayview Condominiums President's Update

## ➤ Access Control System

- Main project is complete.
- Adding two more doors to the system - trash room and fitness room. Most likely completed over the next 3 to 4 weeks.
- Replacing faulty reader on the G1 garage.
- Continuing to fine-tune the system.
- Scheduling additional training for Admin and PM. Additional info and training for residents to be developed.

# Bayview Condominiums

## VP and Treasurer Updates

### ➤ **New Cleaning Service**

- Cleaned Pristine Solutions
- On-site Wednesday and Friday
- Board will continue to evaluate service and timing

### ➤ **Update on Bayview Financials**

- Current Reserves
- Construction Loan - 2 draws completed totaling \$257,377
- Anticipated reserve spending -
  - Access Control System
  - G1 Garage Door Repairs
  - Misc. Dock Repairs and Painting

# Bayview Condominiums

## Open Forum

### ➤ Member Questions/Discussion

- Please refrain from side conversations
- Wait until you are recognized by the Board to speak.
- When recognized, please state your name and condo unit number.
- Each member will be limited to 3 minutes.
- Failure to conduct yourself in a respectful and orderly manner may result in the Board asking you to leave for the remainder of the meeting.