

February BPCA Board Meeting Agenda

February 18th, 2025, Tuesday @ 6:00pm in the BP Clubhouse

- 1. Call to Order** – Bob Kelly 6:08pm
- 2. Confirm we have a quorum** – Ben Carey
- 3. Roll Call** by the Secretary to record in the minutes – Ben
 - Brian Rushe – President Present
 - Ben Carey – Director and Secretary/Treasurer Present
 - Joe Gamboa – Director and Vice President Present
 - Dave Dekoker – Webmaster
- 4. January Meeting Minutes:** Approval and/or waive meeting minutes – Ben sent agenda not minutes, need to send the January minutes and February minutes for next minutes.
- 5. Presidents Message** – Brian Rushe
- 6. Officer/Management Committee reports:**
- 7. Management reports:**
 - a. Finance report – Robert Kelly
 - i. Operating account funds cash
 - ii. Reserves Cash
 - iii. Delinquent accounts cash
 1. Brian asked about delinquencies. Bob stated that they are very busy but hopefully will hear back about the two units that are being pursued.
 - iv. Special assessment units in collection and amounts due
 - v. Lien/collection - status of units
- 8. Projects:** – Robert Kelly
 - a. Update on when the financial seminar will be held for board members
 - i. Bob will send link tomorrow for seminar
 - b. Update on financial audit
 - i. Being worked on but it is about a week away should be ready by next meeting.
 - c. Update on stairs
 - i. Last staircase is being worked on and then they will be painted white.
 - d. Pool Update

- i. Membership vote results on reallocating the roofing money to renovating the pool
 - 1. Ben asked if understanding that the pool was not able to be resurfaced but it can still be done. Pool deck just needs to be made safe it doesn't need to be redone.
 - 2. Joe asked if it was possible to have the surface planned for next year as there should be funding for it. Bob stated the total price was over 100k and Joe stated it can wait.
 - 3. Pool will move forward for contact.
- ii. Pool Quotes

Pool quote from Pool Works for \$35,700 dollars.
- iii. Possible renovation timeline should a quote be accepted

Current tentative date June 1st

9. Committee reports:

a. Compliance and Enhancement report

- i. Update on existing reported issues
 - 1. Joe sent some photos of the property
- ii. When will the next walk-through be conducted?

b. Secretary report – Ben

c. Treasury Report – Ben

10. Old Business:

- a. Light on building 2 was damaged from the storm

Terry been hard to reach
- b. Tree trimming update
 - i. Quote to remove pine trees
 - 1. It will be looked into.
 - ii. Tree trimming timeline
 - 1. Will be done on Thursday
 - iii. Status of removing leaning tree on the south side of the property.
 - 1. Tree doesn't appear to be leaning on fence and doesn't appear to be Brittany's place. Joe stated the neighbor needs to be made aware of that and that they can trim the tree if they choose.
- c. Quote for replacing bark in front of the clubhouse
 - i. \$540 dollars for the front \$360 for corners of the front.

1. Joe and Brian asked to hold off Ben agreed.
- d. Sprinkler repair update
 - i. The start relay is shot. Bob asked who did the work no one knew and asked Ben to reach out to Gary about the who did the work. Joe stated he would reach out to Gary.
- e. Hurricane damage and repairs update
 - i. What has been repaired so far?
 - ii. Timeline on the rest of the repairs
 1. The person that does the work has been hard to get a hold of but should be able to give a quote and timeline soon for the gutters.
 - iii. When can we get a new sign for the complex out by the road?
 1. A quote will be generated soon but Bob ballparks it at about 15k.

11.New Business:

- a. Sealing of the parking lot
 - i. The last quote was about 19k from about a year ago. Bob stated there was not enough in the reserve to do the work now. Joe stated it can be pushed back.

12.Open forum, limit to three minutes

- a. Ben brought up the fact that a man and his kids had made their way into the pool through the gate on the side of the club house. Ben asked If it was possible to get some signage about the state of the pool so there is no confusion about it being closed.
- b. Visitor asked about the stairs and Bob stated they have been cleared.

13.Remarks, announcements, and other business.

14.Adjourn – 6:37 PM

15.Executive Session (Board members and Management only) Session reserved for as needed only)

Special meeting

59 yes votes

Pool Works has a price that is lower than others

June 1st is current date for renovations for \$35,000 Dollars

Once contract is signed repair date can be moved up but no idea when.

Joe asked for clarification on the price. Bob stated the total price would be \$35,700.

Money was already budgeted, and the money will go to back fill the roof funds that are being used to pay for the pool. Should go faster as not all of the funds are being.

Meeting adjourned 6:08pm