

January BPCA Board Meeting Agenda

January 28th, 2025, Tuesday @ 5:00 pm in the BP Clubhouse

1. **Call to Order** – Bob Kelly 5:00 PM
2. **Confirm we have a quorum** – Ben Carey
3. **Roll Call** by the Secretary to record in the minutes – Ben
 - Ben Carey – Director and Secretary/Treasurer Present
 - Joe Gamboa – Director and Vice President Present
 - Dave Dekoker – Webmaster
4. **December Meeting Minutes:** Approval and/or waive meeting minutes – Ben
5. **Officer/Management Committee reports:**
6. **Management reports:**
 - a. Finance report – Robert Kelly
 - i. Operating account funds cash
 - ii. Reserves Cash
 - iii. Delinquent accounts cash
206, 608, 506, 111, 708
Joe motions to have 111 go to the attorney
second Ben Aye
 - iv. Special assessment units in collection and amounts due
 - v. Lien/collection - status of units
 1. Unit 7xx Lien/foreclosure status
7. **Projects:** – Robert Kelly
 - a. Update on when the training seminar will be for board members
Bob will look into the credits to get this done and times.
 - b. Update on financial audit
A letter from the attorney was needed and the minutes from last year.
 - c. Update on building 7 stairs
Building 7 completed starting on building 5 tomorrow.
 - d. Pool Update
 - i. Pool Quotes
Aqua Serve is the best option still but it is being looked into how long it will take to get it started. Looking into getting a payment plan. Bob will send a letter out to the owners to

borrow the money needed from the Roofing fund this week.
The vote can happen at the next meeting.

Joe motions to send the letter

Brian seconds all aye

- ii. Pool has been shut down by health department
- iii. Possible ways to get funding for renovation since pool renovation has become more urgent
- iv. Possible renovation timeline should a quote be accepted
- e. Update on fountain issues
 - i. Fountain is not working right, the water pressure is low and the timer is no longer working. Fountain runs 24/7.
 - 1. Joe mentioned pulling the fountain out and checking to see if a turtle got stuck as that was the case last time. Bob will look into this.

8. Committee reports:

a. Compliance and Enhancement report

- i. Update on existing reported issues
- ii. Gutter over 207/203 has not been fixed. Water still spills over during heavy rain
Bob will have Terry look into this.
- iii. People are not cleaning up after their pets around building 5 and behind building 8
This has been happening in front of unit 502.
- iv. When will the next walk-through be conducted?

b. Secretary report – Ben

c. Treasury Report – Ben

9. Old Business:

- a. Building lights are coming on too early still on various buildings
 - i. Light on building 2 was damaged from the storm
- b. Tree trimming quote
 - i. Timeline on trimming
Joe motions to get trimming done
Ben seconds all aye
Bob will get someone out to get the trimming done.
- c. Update on gutter downspouts
Bob will look into when this gets done.

Joe asked if it was possible to remove the pine tree. Bob will look into a quote.

- d. Sprinkler repair timeline. New landscaping that was done a few months back for the clubhouse is starting to die.
- e. Hurricane damage and repairs update
 - i. What has been repaired so far?
 - ii. Timeline on the rest of the repairs
 - iii. When can we get a new sign for the complex out by the road?

10.New Business:

- a. Replace bark in front of clubhouse
Bob will get a quote to replace the mulch
- b. Reelect Brian Rusche to the board of directors
Benjamin motions to reappoint Brian to the board
Joe Seconds all aye
- c. Discuss new meeting time so that all board members can be present
Meeting will change to the third Tuesday at 6 pm.
- d. Clean South Dumpster area of dirt and debris
Bob will have Terry look into and take care of that.

11.Open forum, limit to three minutes

12.Remarks, announcements, and other business.

13.Adjourned at 5:47

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