

March BPCA Board Minutes

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

- 1. Call to Order – 6:02 PM**
- 2. Confirm we have a quorum – Ben Carey**
- 3. Roll Call** by the Secretary to record in the minutes – Ben Carey
 - Brian Rushe – President Present
 - Ben Carey – Director and Secretary/Treasurer Present
 - Joe Gamboa – Director and Vice President Present
 - Dave Dekoker – Webmaster
- 4. January and February Meeting Minutes:** Approval and/or waive meeting minutes – Ben
 - a. Motion to accept minutes by Brian**
Seconded by Joe, all eye
- 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. 608 Bob said an agreement was made for payments to be paid and they may have been paying. Bankruptcy is being looked into and what payments have been made since then.
 2. Phillips in Dave's old unit filed a counter claim, a motion was made to dismiss, 3/26 is the date to see if its dismissed.
 3. Attorney needs to look into the situation with Unit 313
 4. There are two that are 60 days past due. Brian will go and ask for an update from unit 102. Unit 111 30 days past due.
 - 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. DBPR is main for meetings and a calender for the next three months will come out soon.
- b. Update on financial audit
 - i. Early next week will have a draft.
- c. Update on stairs
 - i. Last stairs were put in, but the sidewalk needs to be replaced due to a displacement. There are three quotes 2860, 3550, 3700, and a possible 3500-4000 additional quote. Ben asked if all three had done work before, they have.
Brian motions to accept the quote for 2860 as they are the ones doing the stairs.
Joe seconds all aye.
 - ii. City is aware the stairs are nearing completion. They have said there are other staircases that are getting bad. In the past an exception was granted for the stairs to be allowed. This took several months. For the second round they were accepted again. For this round the city is saying that there may not be an exception made. There are 6 that need to be replaced. 3 need to be done this year. There are 3 supports that need to be replaced. The contractor that has done the work before has offered a discount if the 6 staircases are approved. The supports also are being offered to be discounted. Brian asked for the total cost of all 6, that would be \$96k. Brian asked what options there are to get the work done. Bob stated that there was \$62k budgeted for the buildings to be maintained for the year. Joe stated all 6 may not be doable this year. The stairs will continue to be a problem and eventually will not be approved by the city which could result in a court case. That means its paramount that they be maintained. There may need to be a special assessment to cover that.
- d. Mold
 - i. Several of the fences have mold on them. And some of the buildings have mold as well. There are several quotes to do the work.
Joe motions to take the \$750 option
Brian seconds all aye.

e. Pool Update

- i. Start Date of March 24th. Completion timeline**
 - 1. Bob will confirm start date tomorrow
 - 2. Brian asked how long it will take and Bob stated it should be several weeks.
- ii. Select colors for the pool**
 - 1. Colonial Smooth and Bimini Teal were selected.

9. Committee reports:

a. Compliance and Enhancement report

- i. Update on existing reported issues**
 - 1. Bob sent a copy of the letters that may go out for compliance issues. There were several window issues and a few bikes. Verbiage will be fixed and sent out. Bob will look into how it would be updated for the rules.
- 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**
 - i. Ben will check tonight to see if the work has been done.**
- b. Tree trimming update**
 - i. Removal of dead pine tree between building 3 and 4**
 - ii. Quote to remove pine trees**
 - 1. Per tree it may be done for 300 per tree. Bob asked for specific trees to be identified for removal. That won't include stump grinding.
 - iii. Trimming maintenance schedule. Regular trimming of trees and hedge.**
- c. Sprinkler repair update**
 - i. Bob has been unable to find information that worked on the sprinklers that Gary found. Bob will reach out to Gary for more information.**
- d. Hurricane damage and repairs update**
 - 1. A fence near building 8 needs a slat and needs a post replaced.
 - ii. What has been repaired so far?**
 - iii. Timeline on the rest of the repairs**

1. Siding still not fixed on buildings 3 and 2
 - a. Bob will look into a quote for this repair.
- iv. Quote and Timeline for new sign out by the Road
 1. Bob has gotten one quote for 8k so far and is looking for another. Joe asked if it was needed, Bob will check that. Joe asked to table the sign for now and Brian agreed.

11.New Business:

- a. **Joe is working on getting a license that will allow him to do work.**

12.Open forum, limit to three minutes

- a. **Resident from 509 asked for information about the board and was wanting to know contact information to send emails to get issues resolved.**

13.Remarks, announcements, and other business.

14.Adjourn – 6:58.

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