

BPCA
BOARD OF DIRECTORS MEETING
Thursday July 3, 2025, 5:30 PM
Location: Cabana and Zoom

<https://zoom.us/j/91647513094?pwd=rwHr7JelJlbextFU4wMuGyh2CVjaNg.1>

Meeting ID: 916 4751 3094
Passcode: 075786

1. **Call to order** at 5:30 PM
2. **Proof of notice of the meeting** Posted on property by Pat Ricco
3. **Determination of a quorum** Mike and Carla present. Tommy present via zoom
4. **Approved Minutes**
Mike made a motion to accept the minutes from 23 Jan 2025 and 27 Mar 2025.
Carla second and all were in favor
5. **Treasure Report**
 - Operating Funds \$62909.65
 - Reserve Funds \$43069.49
6. **Manager's Report**
 - at attorney 5 accounts
 - 30 days delinquent 12 accounts
 - 60 days delinquent 2 accounts
 - 90 days delinquent 2 accounts
7. **Old Business**
 - **Swale update** –
 - Mike reported on discussion with engineer.
 - Ellyse to reach out engineer to confirm cost estimate for investigation and recommended design
 - **Wall repair**
 - Received one estimate for repair of corner damaged by banyan tree
 - There are a few other areas of the wall that may require repair
 - One estimate for repair was received. Having difficulty finding other companies to perform the repair
 - **Bridge Painting**
 - Handyman hired to paint the bridge has not returned to finish painting due to issues with car. He has been paid in full.
 - Ameritech will complete the project

8. New Business

- **Met with Eric from You Pool Solutions**

- Filters and chemical controller for spa are new
- Significant leak somewhere in the pool causing huge water loss – approx. 6000 gals per month.
 - Approx. 90% of the time leaks are around the lights and are easy fix
 - Recommend performing leak detection with dye at a cost of \$150/hr. Approx 2 hrs required
- Valves used to clean filters cannot be opened
 - Recommend replacing the 4 valves with commercial grade valves
 - 4 valves cost approx. \$120 each
- Pool resurfacing
 - Recommend putting funds aside to resurface the pool
 - approx. 2 yr time frame cost approx. 30-40K
- Board voted to approve leak detection and valve replacement

- **Tree removal**

- Oak tree by Village fence line
 - Villages board agreed to removal of the tree. The cost will be shared by the 3 associations and the homeowner. BPCA will pay the invoice and get reimbursed by the Hamlet, the Villages and the homeowner
 - Received 4 quotes for the removal of the tree, grinding the stump and the roots. It was decided to use By the Bay Tree Service. Date for removal to be scheduled – possibly the week of July 7
 - A section of fence must be removed for access. Mike and Pat will remove the fence section
 - NOC for installation of the new fence will be signed after the tree is removed
- Palm tree at Shoreline Drive entrance
 - Tree is dead and needs to be removed
 - Received quotes from the same companies as for the oak tree
- Dead / dying pine trees in the park
 - Dead pine with osprey nest cannot be cut down until there is no activity in the nest
 - 3 other dead pines to be removed – small pine by the brides, pine on villa side of the park and pine with decay at the base by the small bridge
- Board approved quote from By the Bay to perform tree removal of all 3 of the above. Discount provided to perform all services

- **Playground Equipment**

- Maintenance is performed by the company that installed the equipment
- There are 2 levels of service – standard and deluxe.
- The deluxe level of service which includes – safety check, tighten all hardware, clean and restrain – has been performed every 2 yrs. This is the yr for the deluxe service

- Awaiting quote - Ellyse to confirm the cost for both standard and deluxe service levels
- **Gazebo roof needs to be replaced**
 - The roof on the Gazebo was not replaced when the cabana roof was replaced approx. 2 yrs ago
 - Need to obtain quotes to replace the roof
- **Landscaping / tree trimming**
 - Lower branches on the large cypress by the little bridge are overgrown and obstructing the pathway.
 - As of this report, the branches over the bridge appear to have been trimmed?
 - Dead ligustrum along Alderman Road should be removed
 - Live oak trees in both entranceways need to be trimmed
 - Question if the landscaping / lawn service would inspect the grounds when they mow and report any issues to the association?

9. **Open Forum**

No questions or comments / concerns from those in attendance

10. **Adjournment** 7:00 PM