

BAY POINT COMMUNITY ASSOCIATION, INC.
CALLED MEETING OF THE BOARD OF DIRECTORS
Monday, May 23, 2023, at 5:30PM
BPCA Conference Room
Minutes

IN ATTENDANCE: Catherine Mitchell, Justin Gorman, Denise Hindes, Zack Seltzer, Walt Rankin, Doug Arent, Jen Shook, Jamie Ferrell

IN ATTENDANCE BY ZOOM: Terry Nadeau

ABSENT: Samantha Dring, Kevin Lynn

ALSO IN ATTENDANCE: John Townsend, Esq, Debra Haydn, CAM, David Renneker, Comptroller, Nancy Culp, Recording Secretary.

CALL TO ORDER:

Catherine Mitchell called the meeting to order at 5:30 PM.

MEETING RECORDED BY:

BPCA, Zoom Video

QUORUM:

A quorum was confirmed by Catherine Mitchell.

APPROVE AGENDA:

MOTION: By Walt Rankin to approve the agenda, second by Denise Hindes and unanimously approved.

NEW BUSINESS: Board Discussion of Management Company Proposals

Catherine Mitchell opened the discussion with a brief overview of the process of looking into the possibility of hiring a management company for Bay Point. "One of the board's primary responsibilities is the fiduciary responsibility to make sure we are spending all of our money wisely. And looking to be able to provide resources to put the best management operation possible into place for our organization. We had conversations around ways to do that and one suggestion was to entertain the idea of hiring a management company. We have decided to conduct the due diligence around what that option may look like for Bay Point. Zack spearheaded a committee to request proposals from various management companies. The committee vetted the proposals that were received. Tonight the board is coming together to discuss any questions around the proposals to organize our thoughts ahead of the June 6th meeting where these management companies will come present to the board. After those presentations it can go multiple ways, consider additional companies, ask for proposal revisions or negotiate further with the companies that have been preselected at this time, or if we see something we like we can consider it at a board meeting, or we decide this is not the way to go

and figure out what will work best for our community. These meetings are all open to the owners because the board is considering hiring a vendor.”

The board discussed any questions or concerns they had about the two proposals.

- a. The RCAM proposal mentioned quarterly meetings that would need to be changed to monthly meetings. The only staff position included in the proposal was the CAM.
- b. The Rizzetta and Company proposal included 5 positions. We need to know if the price will change if we don't need all of those positions.
- c. Have we discussed what would happen with the sub associations? The contract is for Bay Point only. The sub associations could choose to hire a management company.
- d. How would each of the companies handle roads and grounds violations and ARC?
- e. What are their experiences with managing infrastructure on older properties? Both companies were taken to all of the high priority issues that have been presented to panhandle. Each company has experience with these issues.
- f. The RCAM proposal is for 3 years. The board is not in favor of a three year commitment.
- g. Do these companies have the staffing resources to properly staff a community this big? Do either companies have experience with security or post office staff?
- h. How does communication work?
- i. Are they familiar with online voting systems?

ADJOURNMENT:

MOTION: By Jamie Ferrell to adjourn the meeting at 6:20 PM, second by Zack Seltzer and unanimously approved.