

**BAY POINT COMMUNITY ASSOCIATION, INC.**  
**SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
**Monday, March 27, 2024, at 10:00AM**  
**BPCA Conference Room**  
**Minutes**

**IN ATTENDANCE:** Catherine Mitchell, Jim Penny, Kevin Lynn, Denise Hindes

**IN ATTENDANCE BY ZOOM:** Terry Nadeau, Doug Arent, Jamie Ferrell, Jen Shook, Zack Seltzer, John Townsend, Esq

**ABSENT:** Bob Fletcher, Justin Gorman

**ALSO IN ATTENDANCE:** , Lee Waller, CAM, Nancy Culp, Assistant CAM

**CALL TO ORDER:**

Catherine Mitchell called the meeting to order at 10:01 AM.

**MEETING RECORDED BY:**

BPCA, Zoom Video

**QUORUM:**

A quorum was confirmed by Lee Waller, CAM.

**APPROVE AGENDA:**

**MOTION:** By Kevin Lynn to approve the agenda, second by Jim Penny and unanimously approved.

**NEW BUSINESS:**

ALEE:

The Alee group accepted changes to the Easement, Use and Maintenance Agreement as presented by John Townsend, BPCA's Attorney, and added the following changes:

Add the following sentence to the end of paragraphs 10a and 10b regarding assessments:

“Notwithstanding the foregoing, no assessments required by this Agreement shall be due and payable until such time as Developer conveys or transfers its interest in a unit within The Alee for the first time to a third party. Upon conveyance or transfer of a unit at The Alee by Developer, any required assessment shall immediately commence and accrue from the recording of the deed on each unit.”

**MOTION:** By Jim Penny to accept the document titled “The Residence at Alee, A Condominium, Common Properties and Areas Easement, Use and Maintenance Agreement” as presented, second by Denise Hindes and affirmative votes by

Catherine Mitchell, Jim Penny, Kevin Lynn, Denise Hindes, Terry Nadeau, Doug Arent, Jamie Ferrell, Zack Seltzer and negative vote by Jen Shook.

GOLF VILLAS 2:

BPCA has been in negotiations with Golf Villas I, II, & III to get maintenance and use agreements in place with each of them. Golf Villas I signed and work has already begun.

We have not heard much from Golf Villas III. Golf Villas II redlined the original document and sent it back to BPCA. John Townsend reviewed and sent his thoughts back to them. The stance of the current Board of Directors and Associations Attorney, is that BPCA should not be spending money on property not owned by BPCA unless this agreement is signed. A response letter from BPCA to Golf Villas II was drafted and sent to the Board for review.

**MOTION:** By Denise Hindes to approve the letter to be sent to the Golf Villas 2 Board as written by John Townsend, second by Jim Penny and unanimously approved.

**ADJOURNMENT:**

**MOTION:** By Zack Seltzer to adjourn the meeting at 11:02am, second by Jim Penny and unanimously approved.

Respectively Submitted by,

Nancy Culp

Meeting Minutes were approved by a unanimous vote on the 8th day of April, 2024.