

**Bayview At The Township Condominium Association, Inc.**  
**Organizational Meeting**  
**February 11, 2020 at 7:00 PM in the Clubhouse**  
**4131 Coral Tree Circle, Coconut Creek, FL 33073**

Meeting was called to order by Emmanuel Alvarado, President at 7:00 PM

**Board Members Present:**

President	Emmanuel Alvarado	✓
Secretary	Nancy Gainer	✓
Vice President	Sharon Morgan	
Treasurer	Raffaella Rennella (Lena)	✓
Director	Joseph Sansone	✓
Property Mgr	Gysele DeMicco	✓

Lena made a motion to approve the minutes of the last meeting. That motion was seconded by Joseph Sansone. All were in favor.

**Old Business**

- Driveway repairs – the topic had been tabled previously. Original quote included painting of lines and headers as well of pavement repairs from oil stains and tree root damage. Board is in agreement that priority should be the repainting of the lines and parking headers. Additional work / repairs to be decided based on revised quote and budget.

**Updates**

- A. Garbage Gate – The garbage gate by building 1 was hit by a car in January and damaged. A police report was filed, the vehicle did not belong to a resident. A quote was received for repairs to both doors @ \$2,500. Claim has been submitted to insurance to pay
- B. Parking lot lights – Pole 49 continues to be an issue and will be checked out. A new LED light was installed in pole #17

**New Business**

- A. Maintenance Payments – Castle is willing to work with residents that prefer to pay monthly. Residents should contact Castle to discuss. The association currently sends 2 letters to residents that are late on maintenance. The association incurs a cost of \$20/letter or \$40/incident. Lena motioned to reduce the number of letters sent to 1 saving the associations \$20 per incident. Emmanuel seconded that motion and all board members were in favor.
- B. General building upkeep – picture was submitted showing marks on wall by staircase in building 3. This prompted comments and complaints from the floor regarding violations from residents in the building. Letter will be sent to unit owners identified (#337)
- C. Resident Roster – Gysele sent an updated roster to board member
- D. Pile up trash in recycling bin – There is an ongoing issue of non-residents putting trash in our bins as well. When residents find items that are not broken down or do not belong in

the recycling bin and the items include names and addresses they should take a picture and sent it to Castle Management so that letters can be sent to offenders

- E. Charging station for electrical and hybrid vehicles – Board will pursue additional information on availability of grant money that would possibly cover the expense of adding a charging station in the future.
- F. Head-in parking rules – There is no change in rules concerning head in parking. Parking policy is compliant with local law enforcement as well as a curtesy to residents whose units face the parking (not having exhaust fumes coming into patio/windows)

Other items from residents

- Resident reported mold coming in unit 138 – to be investigated
- Roof repairs – Lena explained we have an open claim with insurance to help cover roof repairs
- Mahogany tree nuts damaging cars. Considered a native tree and difficult to remove unless damaged and must plant 3 new trees to replace. Further consideration necessary.

**Adjournment:** Emmanuel Alvarado made a motion to adjourn the meeting at 7:50 and was seconded Lena. All in favor.

Respectfully Submitted,  
Nancy Gainer – Secretary

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Secretary - Date