

BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC
BOARD MEETING MINUTES
September 2nd, 2025

Present: Emmanuel Alvarado, Arleen Fromer, Jose Guerra, Nancy Gainer, Tiffany Taylor Also
representing J & L Property Management: James Calderazzo

Meeting was called to order 7:00 P.M. by Emmanuel Alvarado

Motion by Emmanuel to approve Financial report and minutes
Seconded by Jose
All in favor, motion passed

OLD

- Parking decal update, in progress
- FPL lighting program went over 40k, got new vendor to upgrade all poles to LEF at a cost of 28k

Motion by Emmanuel to approve new vendor for lighting
Seconded by Nancy
All in favor , motion passed

Vendor lights fixture light bulbs
Unlimited install omnic electric

Pressure washing should be done this week
Mailboxes package boxes keys,

Motion by Emmanuel to approve 8 boxes to be done
Seconded by Nancy
All in favor, motion passed

- Patio furniture delivered early

NEW

Budget reviewed by Management, advised all owner quarterly going down due to savings on Insurance and vendor changes

Iguana, board requested the possibility and approved additional removals

Meeting adjourned at 7:30 P.M.