

BVCOA Owner Questions for May 24, 2021 Board Meeting

1. Are there regs or laws that prevent us from putting bvcoa chairs and umbrellas at the pool? it's not clear who is making this decision for us.

The Ohio regulations regarding furniture are listed in a link on the Document page of bvcoa.com. Requirements for periodic cleaning originally caused us to take the steps we did. We anticipate restrictions being eased on June 2, 2021 that may allow placing of the pool furniture.

2. Has anyone looked at recycling options for our trash?

We investigated adding recycling to our current trash contract several months ago. Our contractor is not adding any new recycle customers, because of restrictions in the disposition of recycle raw material. Erie County accepts recycle at centers which are listed on the News page of bvcoa.com

3. Good morning. Couple questions for the board relative to timelines:

Landscape trimming, weeding & mulch. We see there has been some weed spraying, many residents have pitched in again this year to pull tall weeds in beds. There are several dead bushes that need removed as well. Does our agreement with corso's specify a deadline date to have this done and mulch spread? If not, could this be considered?

Our contract specification with Corso's contained a schedule updated 1/16/2019 that called for spring cleanup before the end of April. It also called for pruning during the second half of May and bed definition and mulching before July 4. The contract which is currently in effect is dated 9/25/20 and does not provide any dates for the services to be performed. We will reestablish deadlines with the contractor. Regarding current status...On May 20, Corso's responded - "Reminder that we will be starting the spring cleanup and Mulching on Monday (5/24/21). Mulch will be dumped on the North side at the west end like it always has been.

4. Do we have a date for soffits? (Assume building 2) Many are sagging and would be taken out by a high wind.

The walkways on building 2 had to be waterproofed before the soffits could be addressed. Additional work this spring has gone into appropriate drainage for the now resurfaced walkways. One the leaks and drainage of the walkways are confirmed being resolved, the soffits will be rebuilt.

During the 2021 budget process, we used a Feick proposal dated 8/19 which was submitted for Bldg. 2. The amount was \$94,770. We are collecting \$50K in 2021. We anticipated that the actual cost would be about \$100K per bldg. In our budget discussion, we considered this to be on the basis of a 2-3 year plan. We also said that we would determine which bldg. was the worst and start there.

5. Consideration for a schedule to be posted on the website may help reduce inquiries?

The board has recently initiated a "Project Update" system for use by Lawrence. We will see how this system can interface with the website. In short, your idea is good and we will do it.

6. Why is there no furniture allowed at the pool. The mask and social distancing mandates have been lifted.

According to Governor DeWine, the mandates will be lifted on June 2nd. The pool furniture will be brought out then

7. Is there a legal reason offered by the attorneys as to why the furniture cannot be out there. What is the reason.?

Under Covid restrictions (Health Department), pool furniture would have to be wiped down after each use. Pool furniture would also need to be marked off at 6 ft for social distancing. Insurance coverage was also a concern, as all health department rules would have needed to be followed in the event of a lawsuit.

8. I tried calling the management office on Friday in the middle of the afternoon to find out the status of the pest control spray. There were certainly problems last year with subpar communication regarding that particular task. Why is no one available to answer a phone in the middle of the afternoon still on a work day.?

Exterminator was out yesterday. Owners were emailed and the schedule was posted in all three building. (From LCM) Phones have been ringing nonstop today and the receptionist is doing her best to answer all calls.

9. Dear Board Members, please respond to my work order sent a few days ago regarding the cleaning of the carpeting in Building 1505. As I indicated., it is extremely oily/greasy and needs to be cleaned soon. Can you tell me when that is going to happen? Thank you.

We have a contract for carpet cleaning we will be reviewing during our Board Meeting.

10. Now that the snow birds have returned, and the pool and marina has opened for the season, if there are daily, weekly, monthly activities involving the owners, then a calendar or announcement should be posted in the mail rooms or somewhere else appropriate be done. It is simple rude to assume that everyone knows the activities. Some of the owners or board members that have been here awhile should be doing this.

A link to Social Events and to Maintenance Events will be tried on the website (bvcoa.com). There have not been any Association wide sponsored events for some time. Your idea is a good one and we will begin to solicit a volunteer social committee to plan events for our community. There is however, an impromptu Happy Hour around 5:00 PM and all are welcome to join.

11. I was going to buy an inexpensive mop to mop the new hard surface material outside my unit door that is so dirty. I thought I recalled some information about the walkways being power washed before the season. Judging by their condition I don't know if that has been done or not.

Regarding the walkways and the lanai, as soon as Wayne's summer help arrives, we will get the areas power washed. Summer help is expected around June 15th.

12. every year I have to make a special request that when they do the spraying that they make sure they reach the top floor. This year I didn't specifically request this and of course they didn't come all the way up. There are no signs of spraying having been done on any of my windows, either the lanai or lake sides. This causes all the spiders below to scurry up. I'm very disappointed and will ask around to see if the 2nd floor was reached.

Erie Spider has been called regarding the missed areas. At this time we do not have a date they will be back out. It should be noted that if a window is open, they will not spray anywhere around that area.