

# 2021

## Biscayne Pointe Homeowners Assoc.

### Annual Meeting Minutes

ANNUAL MEMBERS MEETING  
Wednesday, November 10, 2021 @ 6:00 p.m.

Call Meeting to Order by President Fred Reich, at 6:10 p.m.

Establish Quorum & Proof of Notice

Quorum was established at 53, + 13 owners on the zoom call (48 (30%) required for Quorum)

Proof of Notice was presented and made available for review.

Approval of 2020 Annual Meeting Minutes, Motion by Mike Klickovitch, 2<sup>nd</sup> by Neil Strom, All in favor

President's Comment, Officer Reports,  
Welcome to homeowners by Fred Reich

Financial report and review of 2021, Cheryl Kelley reviewed the October 2021 financials Income statement and Balance sheet. The financials were in the owners' packets, along with agenda and proposed 2022 budget.

Presentation of Proposed 2022 operating budget

Cheryl Kelley presented the Proposed 2022 Budget, outlining the general expenses, comparing 2021 to date, planning for 2022 income and expenditures.

#### **Old Business:**

Drainage Report and Updates, Chris Morton

Chris presented a detailed report on the current drainage issues, outlining the recent on site work performed by Committee members, including clearing common lot and other lot easements areas, installation of new pump in holding pond on Biscayne Blvd. at Teasdale's driveway area.

Currently the temporary repair is working.

Owners made comments on drainage, current situation, and past drainage issues.

3 acute issues have been identified, looking at ways to remediate the 3 homes with issues.

Other side of Biscayne Blvd. with low elevation and does not have good drainage, culvert is issue. West side swales is part of the solution, owners discussed possible issues.

Outlay of pond 3 was not completed as per the development original plans, swale was filled in at the area.

Flooding with pond 5, south end of Vandivere, pond needs extensive cleaning.

Pond 1, 2, 3, 4, 5, have all been investigated, what is needed in process, working on estimates and engineering is being obtained by drainage committee. There was an engineering study done in 2015. Some on committee believe this study is accurate to what is needed. This was discussed at length.

Special Assessment will be needed based on estimates obtained, funds currently in Reserve account and Special Assess. amount to be determined based on bids received. Several have been requested, to date, only 1 has been received so far. Chris noted, contractors are extremely busy, estimates are taking time to obtain and receive.

**ARC responsibility** and transparency, Neil Strom will be going off the board and will no longer be the ARC Chair. ARC forms may be found on Biscayne Pointe Website and at [www.Epmfl.net/arc](http://www.Epmfl.net/arc)

### **Speed bumps:**

Discussion of procedure of the install of speed bumps. The board voted to approve the expense; however, the amount was over the document allowance of over the amount allowed, of \$1000.00 without an owner vote, therefore this is purpose of the vote to take place. Owners spoke for and against the speed bumps installed in 2021.

### **Vote to Keep or Remove Speed Bumps:**

\_\_\_\_ Yes. Keep the speed bumps. The previous speed bump signs will be put up along with as many new ones as needed. The cost of additional signage is expected to be minimal.

\_\_\_\_ No. Remove the speed bumps at an estimate cost of \$4,500 by Emerald Concrete & Hardscapes LLC. Plus, the original cost of installation (\$2,500) for a total estimate of \$7,000.

This is NOT a Special Assessment. Funds are available in the budget for either outcome of the vote

There was a very long discussion, some owners for and some against, keeping the speed bumps. A letter from Fred Reich, President was mailed to all owners in advance of the meeting with explanation of process, and why this vote was brought to the membership.

Request by some owners present, regarding the statement in the *Yes* vote paragraph, that it does not specify reimbursement Deb Whitley, who paid for the initial install \$2500.00. Cheryl Kelley stepped out of meeting to call the association attorney, Jay Frasier. Jay stated, that, the stated reimbursement to Deb Whitley was not necessary in the paragraph, “keep the speed bumps”, indicated the speed bump cost would be associations expense and therefore Deb would be reimbursed.

There was a motion to table the vote completely, motion and 2<sup>nd</sup>, Vote by those present & members on Zoom call. Vote was majority was to table the Speed Bump vote.

## **New Business:**

### Approval of 2022 Budget

Chris recommended not placing the 20,000.00 proposed into the Road Fund, and place that 20K in the drainage fund, no funds will be taken from the current Road Fund, contingent on confirmation on the Bylaws. Motion to approve by Dave Brown, 2<sup>nd</sup> by Chris Morton, Board members unanimously approved the 2022 budget.

### Election of new board members, staggered terms, as per Bylaws

Terms of 3 years, with 3 directors elected at General Members Meeting

Current Members: (up to 9 directors allowed as per By-laws)

2019, David Brown

2020, Cynthia Granfield

2021, Fred Reich,

2022, Chris Morton, Dan Wakley, Kirsten Olman, Josh Huston, Brad Minot

ARC Chairman: Josh Huston,

Committee: Bob Cinato, Dave Brown

Open discussion, none

Adjournment, at 8:40 p.m.

Board Meeting will follow in next 10 days for the election of 2022 officers.