

**Biscayne Pointe/Pine Ranch HOA**  
**BOARD OF DIRECTORS MEETING**  
December 08, 2021

Minutes of the Board of Directors Meeting of the Biscayne Pointe/Pine Ranch Homeowners Association, Navarre, Florida, held Online, via Zoom Conference, at 6:30 p.m. on the 8<sup>th</sup> of December, 2021.

**I. CALL TO ORDER**

Board member Chris Morton called the meeting to order at 6:30 p.m.  
(Meeting called to order with Quorum of BOD met. The BOD established proper meeting notification was achieved.)

**II. ROLL CALL OF OFFICERS**

Roll call of officers at 6:31 p.m.

Present: Chris Morton, Josh Huston

Absent: Bradley Minot, Dan Wakley

Directors Present: Dave Brown, Fred Reich, Kirsten Olman (6:37)

Directors Absent: Cindy Granfield

Also Present: Sharie Morton (Drainage Committee), Emily O'Rourke, Mandy Gist, Tiffany Huston, Robert Barnett.

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING**

Motion by Fred Reich, seconded by Dave Brown, to approve the minutes of the Regular Meeting of September 2021, Motion Carried at 18:33.

**IV. FINANCIAL REPORT**

Chris Morton gave the report as follows in absence to treasurer being present:

- A. Issues: Discussion of road repairs being completed and the billing included in the drainage fund. Chris recommended an accounting change to address the issue. Fred motioned EPM move from drainage fund to road repair, seconded by Josh Huston, all board members present (5) voted in favor.
- B. Delinquencies: Chris discussed HOA aged receivables positives and negatives, EPM is addressing the past due accounts.

**V. ARC REPORT**

In Cindy's absence, Chris Morton discussed violations. EPM / Members pass violation's to EPM and EPM then notifies members.

- A. Unimproved lot violations were either taken care of by members receiving letter or were hired out by EPM to cut 5-foot utility easement.
- B. 1895 BB Flynn Built Homes was contacted requesting an update on drainage, landscaping plan, possible swale solution.
  - a. Discussion if Flynn Built was complying with requests from BOD. Chris responded, they have not been complying and might require a fine or notification from the ARC.
- C. New construction projects in the future need to work with ARC prior to development to comply with drainage issues, landscaping, etc...
  - a. Kirsten Olman questioned if 1894 BB builders submitted any documentation to the ARC or county office for possible construction.

**VI. OLD BUSINESS**

Old business was discussed by Chris Morton.

- A. Drainage. The Board discussed the HOA can only deal with common area drainage issues.
  - a. Board recommends and is looking into hiring company to clean culverts with a pressure pump.

- b. Board recommends hiring a company to survey current retention ponds to ensure they meet the requirements of the initial retention pond plan.
- c. Board discussed possible easement repair where drainage pump is currently pumping drainage water.
- d. Culvert Repair. It was recommended by the board for culvert repair to be the owner's responsibility on lots and not the fiscal responsibility of the HOA.
- B. Yard Beautification. Recommended move to an informal, non-HOA sponsored initiative.
  - a. Robert Barnett taking the lead for project, item closed.
- C. Speed Bumps.
  - a. Fred discussed the obligation for the HOA to re-imburse the previous board member for the cost of the current speed bumps. Confirming with lawyer.
  - b. Chris requested inputs for wording for upcoming vote on speed bumps.

## VII. NEW BUSINESS

- Chris Morton Discussed new business.
- A. Roads Committee: Chris recommended forming a roads committee.
    - a. Discussion about board members being the chair and committee would resolve issues such as speed bumps, road sealing, re-surfacing etc...
    - b. Chris Morton designated Josh Huston be the chair of the roads committee.
  - B. Captain's Cove (Brooks East):
    - a. Received feedback from county and developer about development being done right. Talked about building swale between the two subdivisions, but the developer was discussing (7 ½) feet from both subdivisions.
    - b. New subdivision will drain towards the center of the property. Assured from Steve that we will receive less water than we currently receive from the property.
    - c. Robert Barnett discussed enforcing the creation of a swell from the builders and developers of captain's cove to the west prior to the first shovel going into the ground.
  - C. Fine Committee: Fred recommended creation of committee to legally enforce fines on HOA members in accordance with Florida statutes. Closed, for now will stand up if needed in the future as needed.
  - D. Dog Noise: Josh Huston discussed dog noise from behind his property, but is not requesting action from the board at this time.

## VIII. ADJOURNMENT

There being no further business the meeting adjourned at 7:51 p.m.

These minutes were approved by the Board of Directors.

Bradley R Minot  
Bradley Minot, Secretary