

**Biscayne Pointe HOA**  
**Board of Directors Minutes**  
**Wednesday, September 8, 2021 @ 6:30 P.M. by Zoom Conference**

President: Call to order, by Fred Reich, @ 6:32 p.m.

Establish Quorum of Board of Directors,

Establish Quorum of Board of Directors, Fred, Cynthia Granfield, Chris Morton, Dave Brown, Neil Strom, and Kirsten Olman.

Secretary: Take attendance, other present, Fred stated he is recording the meeting.

Welcome to board members, committee members and lot-owners

1) Volunteer(s) from current board to serve any open officer position until the General Meeting in November. Chris Morton volunteered to be the VP, Fred motion to accept Chris as VP  
Seconded by Chris Morton. Cynthia, Chris, Fred, Dave Brown, Neil Strom, Kirsten Olman, All in favor

2) Approve August 2021 Minutes, Neil motion to approve, Dave seconded, all in favor,

3) Treasurer's report, September Financials, Cheryl was not in attendance, CAM attends quarterly, Fred gave the treasurer report for September.

Owner asked question on how assessments are allocated, Budget breakdown the income and expense accounts, Chris and Fred will get with Cheryl on the breakdown of assessments/expenses.

Budget is presented at the Annual Meeting, breakdown the annual assessments/expenditures, presented at the annual meeting to the owners.

3) Committee reports

a) ARC Report

-new construction at 1895 Biscayne Blvd, Fred noted this owner has been sent letter, notice that the home site needs clean up and drainage issues.

Fred stated owners/boards should send items in advance of the meeting to place on the agenda.

Neil, 3 recent requests; New Fence Deb Whitley, trees removed, add to front and rear slabs new construction additions

New construction 1895 Biscayne Blvd. Builder and owner noticed on clean up violations.

Neil stated the home construction was approved; Cynthia requested the approval of the home paperwork. Neil will send the approval information by email.

Process of the ARC was discussed.

Cynthia requested a meeting discussion regarding the Huston's fence approval procedure and status.

Fred stated the board is looking into it.

ARCs were reviewed by Cynthia, citing the guidelines of timelines, extensive discussion on the procedure and importance of ARC to ensure all signatures are obtained on all ARC approvals.

All agreed.

Recording ended at 35.52

b) Drainage, update on:

-Captain's Cove Development; opportunity to improve west boundary V-ditch

-Drainage Pond #5: status

- Drainage pump at South end of Biscayne Blvd.

-Flooding on Biscayne Blvd, just south of Hansel Drive

e) Hwy 98 Expansion –Reported Quarterly

f) Speed Mitigation --Special Vote Required, planned for Annual Meeting in Nov.

d) Road maintenance

- hole in road at Biscayne/Lilge

4) Old Business

a) Gazebo/Boardwalk reconstruction status

b) Benches for Gazebo

c) Replacement/repair of front entrance sprinklers

5) New Business

a) Security Cameras

b) Violations

- 1904 Biscayne Blvd needs to be mowed per covenants (5ft)

6) Comments/questions/suggestions

7) Next meeting: Wednesday, October 13, 2021