

**Biscayne Pointe/Pine Ranch HOA**  
**BOARD OF DIRECTORS MEETING**  
January 12, 2022

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 12<sup>th</sup> of January, 2022.

**I. CALL TO ORDER**

Board member Chris Morton called the meeting to order at 6:31 p.m.  
Meeting established quorum and proper notification – A quorum was established with 6 board members present; notice was posted in accordance with Fl. Statute 720.

**II. ROLL CALL OF OFFICERS**

Roll call of officers at 6:32 p.m.  
Present: Chris Morton (President), Josh Huston (Vice President), Bradley Minot (Secretary, arrived 6:57)  
Absent: N/A  
Directors Present: Cynthia Granfield (ARC Chair), Dan Wakley, Dave Brown, Fred Reich  
Directors Absent: Kirsten Olman  
Also Present: Erika Garcia, Ty Tracy, Blair Jadwin, Mandy Gist, Brad/Cindy Konsheins, Mike Klickovich, Robert Barnet.

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

Minutes not provided for meeting, will be approved at February meeting.

**IV. FINANCIAL REPORT**

Chris Morton gave the report with no discrepancies noted in absence of a treasurer. Chris reviewed the December 2021 end of year financials, advised underbudget for the year, postage and insurance were overbudget.

- A. Issues: N/A
- B. Delinquencies: N/A

**V. ARC REPORT**

Cynthia Granfield, ARC chair discussed violations and approvals. EPM is notifying members of violations.

- A. 1991 Pine Ranch: Fence not approved; owner will resubmit.
- B. 9278 Hansel: Gutters Approved
- C. Home 2049 Pine Ranch: New business edition not approved; owner appeal to board.
  - a. Motion was made to reconsider verbiage in CC&Rs to allow for businesses upon lots, seconded. Discussion on process to amend CC&Rs would take a membership vote at a Special Meeting, increased legal fees, and potential negative impact on common property.
  - b. Called to vote: Chris, Cynthia, Dano, Fred, Dave, and Brad voted nay, Josh yay, motion does not carry
- D. Cynthia advised Bob stepped down from ARC, will serve as consult if needed, Cynthia motioned to appoint Ian Crawford to ARC, seconded, all in favor

**VI. OLD BUSINESS**

Old business was discussed by Chris Morton.

- A. Drainage. Chris reported on drainage pond clearing and clean-up ongoing. Chris advised ponds 3, 5, 1, & 4 they are waiting on them to dry up to remove overgrowth. Culverts have been inspected; majority do not need clearing. Chris reported on receiving permission to clean up some of the creek areas within regulations provided by county.

- B. Speed Bumps.
  - a. Continued verbiage needed to bring before members to vote on whether to keep or remove speed bumps placed last year. (Still need a road committee)
  - b. Discussion continued on reimbursing former President Deb Whitley for paying for speed bumps which were board approved. Former President Fred offered discussion by lawyer for which this could legally be accomplished by 3 separate checks of 1k, 1k, 500 dollars amounts allowed under Board discretion. Member Sharie Morton offered to help pay her just to get this old business off the books.
- C. Brooks East. Board obtained a reply from SRC Engineer.
  - a. Reply from SRC Engineer which states that a drainage plan is in plan which will accommodate the new construction to take place as well as mitigate any more (hopefully less) drainage towards Pine Ranch.

**VII. NEW BUSINESS**

Chris Morton Discussed new business.

- A. Property Manager: Chris advised on new CAM representative with Etheridge, Amanda Johnson. (January 10<sup>th</sup>, 2022)
- B. Fence Repairs: Chris thanked everyone for repairing fence on Hwy 98.
- C. Wildlife: Bears and issues surrounding trash cans, permitted actions, agencies. ARC members Cynthia and Sharie Morton to work on the departments to call for information. HOA Face Book already discussing and posting sites relating to relocation of bears and how to mitigate bear activity.
- D. Records: Discussion of historical records, Amanda advised that EPM stores records provided when EPM begins management.

**VIII. ADJOURNMENT**

There being no further business the meeting adjourned at 8:05 p.m.

These minutes were approved by the Board of Directors.

*Bradley R Minot*  
Bradley Minot, Secretary