

**Biscayne Pointe/Pine Ranch HOA**  
**BOARD OF DIRECTORS MEETING**  
February 09, 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 9<sup>th</sup> of February, 2022.

**I. CALL TO ORDER**

Board member Chris Morton called the meeting to order at 6:30 p.m.  
Meeting established quorum and proper notification – A quorum was established with 5 board members of 6 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, Josh Huston, Bradley Minot

Absent: N/A

Directors Present: Fred Reich, Dan Wakley, Kirsten Olman (6:34 p.m.)

Directors Absent: N/A

Also Present: Sharie Morton, Emily O'Rourke, Ian Crawford, Tiffany Huston, Chris Gist, Trey Olman, Mandy Gist, Cynthia Granfield, Dale Elevatorski, Erika Garcia, Doug Rawlings, and Dorothy and Mike Fulbright

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

Minutes from December 2021 and January 2022 were approved unanimously by the board members present.

**IV. FINANCIAL REPORT**

Chris Morton did not give a financial report, no updates from EPM.

A. Issues: Dan Wakley posed to question request EPM provide what accounts HOA money is located.

B. Delinquencies: N/A

**V. ARC REPORT**

Sharie Morton, ARC member discussed the ARC report.

A. 2050 Biscayne Blvd fencing and tree removal approved.

B. 2058 Pine Ranch solar panels approved.

C. 9278 Hansel: Gutters Approved.

D. 1966 Pine Ranch new house build, Flynn Built submitted application.

a. ARC is reviewing application with regards to drainage, grade, etc....

E. 1895 Biscayne Blvd still watching drainage progress and completion of project.

F. Violations

a. Notify BOD of complaints, we cannot selectively enforce bylaws, CCR's and violations associated.

b. Discussion on changing or enforcing CCR's, but cannot selectively enforce violations.

**VI. DRAINAGE REPORT**

Chris Morton gave drainage update.

A. Chairman, after consulting committee members and other trusted members of community, decided it was worth hiring retention pond specialist, \$300 service call.

a. Company never showed for review of the retention pond issue, awaiting follow up at this time.

**VII. OLD BUSINESS**

Old business was discussed by Chris Morton.

A. Speed Bumps.

- a. Continued discussions with Attorney for reimbursement, tabled for next meeting.

**VIII. NEW BUSINESS**

Chris Morton Discussed new business.

A. Basketball Goal violations/policy update:

- a. Facebook is not a direct conduit to BOD members for addressing issues.
- b. During representative turnover, EPM went through old records and noticed basketball goals were violations in the past.
- c. BOD recommends sending notification to EPM to stop sending violation letters for basketball goals.
- d. No further enforcement against basketball goals at this time.

B. HOA Document Organization:

- a. Fred is accepting and documenting old documentation and consolidating it in a usable digital format, outside of what EPM is required to maintain.

C. Director Vacancies:

- a. Short 3 board members, Chris asked if anyone was interested in joining the board or asked another community member if interested in joining.
- b. No community members verbally committed to showing interest, but Luis Nunez expressed interest in a position on the ARC, pending a meeting with president and vice president.

D. ARC Chairman Vacancy: Chris discussed the ARC chair position needing to be a BOD member.

- a. Fred Reich volunteered to be chair and Josh Huston as co-chair.
- b. 6 of 6 BOD members voted in favor.

E. Treasurer Vacancy: Chris asked if any current board member wanted to volunteer for treasurer

- a. No volunteers

**IX. ADJOURNMENT**

There being no further business the meeting adjourned at 7:28 p.m. adjournment

These minutes were approved by the Board of Directors.

*Bradley R Minot*  
Bradley Minot, Secretary