

Biscayne Point Homeowners Association
Annual Member Meeting
November 29, 2022

Minutes

1. **Welcome** - Meeting called to order by President Chris Morton, at 6:36pm
2. **Roll call / establish quorum** - Quorum was established with 58 members represented (28 present, 26 proxies, 4 by zoom). Required Quorum is 30% - 48 members.
3. **Verification of notification** - Proof of notice was available for review.
4. **Acceptance of previous minutes** – November 2021 annual membership meeting minutes were accepted by BOD vote with noted changes regarding names of directors elected at said meeting.
5. **President's comments – Chris Morton** recounted several events occurring in the subdivision during the year.
6. **ARC update – Fred Reich** briefed the ARC actions completed since the Oct 2022 BOD meeting.
7. **Drainage update – Chris Morton** presented a slide show produced by Sharie Morton – Emphasis was on the tasks accomplished during the year including replacing the pump near the gazebo parking lot, repair of two drainage easements to facilitate flow off the roads, brush cleanup of 3 ponds. Chris spoke to the need for owners to work together to improve swales and addressed the limited ability of the HOA to enforce. Chris also addressed damage to at least one pond by the draining of pools into the pond when dry. He spoke to the need for upcoming repairs as well as ongoing maintenance in excess of what has been performed in recent years. He addressed the possibility of using funds on hand in excess operating cash for some of these projects instead of attempting to levy a Special Assessment at this time.
8. **Financial update – Mandy Gist w/ EPM representative**
9. **Presentation for proposed 2023 Operating Budget – Chris Morton** briefed the fact the Board of Directors had, in accordance with the CCRs/Bylaws, increased the assessment for 2023 to \$440 per lot from the previous amount of \$400 (a 10% increase). He then briefed the proposed budget along with the justification for the updated line item amounts. After discussion, the vote on the proposed budget was deferred until new directors were elected.

10. Election of Directors – At the time of this meeting, there were 3 permanent (3-year term) directors and 2 interim (elected by BOD to serve out the year). Thus, there were 6 open seats to fill to permanent positions. Chris Morton briefed a plan to get back to a schedule by which 3 directors would roll off the board each year. Nominations were taken from the floor.

Remaining on the BOD are Chris Morton, Fred Reich & Brad Minot. The membership elected Grant Niehus, Mandy Grist, Brian Burt, Luis Nunez, Jimmy Taylor, & Brad Kronsbein.

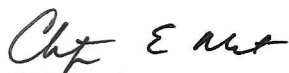
11. Old business – Final disposition of speed bump issue. Chris Morton briefed that based on attorney advice, the HOA should reimburse the former president for the costs associated with the action taken by the BOD at the time. The member was reimbursed, then promptly donated that money back to the HOA (earmarked for the Drainage Reserve fund).

12. New business – Fence along Hwy. 98 need to be replaced or cleaned and repaired.

i. **Approval of 2023 Budget** – Directors voted unanimously to approve the briefed 2023 budget.

ii. **Selection of new management company/contract** – Chris Morton briefed the 5 proposals with emphasis on cost, level of service, and comparability to existing management contract. Members voted by voice, unanimously selecting the proposal by Panhandle Property Group to provide full service.

13. Adjournment - Meeting was adjourned at 8:35 pm



Christopher E. Morton

President