

Biscayne Pointe HOA
Board of Directors Meeting
June 12, 2023

Minutes of the Board of Directors Meeting of the Biscayne Pointe Homeowners Association, Navarre, FL, held via Zoom conference at 6:30 pm on 12 June 2023.

I. CALL TO ORDER

President Chris Morton called the meeting to order at 6:31 pm.

II. ROLL CALL/ESTABLISH QUORUM

Directors present: Chris Morton (President), Bradley Minot (Secretary), Luis Nunez, Brian Burt, Fred Reich, Grant Niehus, Brad Kronsbein and Jimmy Taylor.

Directors absent: Mandy Gist (Excused Absence).

Quorum was established.

III. VERIFICATION OF NOTIFICATION

Proper notification was confirmed via sign at neighborhood entrance (72+ hrs prior) and via multiple electronic means.

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

May 2023 minutes were approved by unanimous voice vote (5-0) of Directors present.

V. FINANCIAL REVIEW – Chris Morton

a. PPG is going to attribute the Lake Doctors common area maintenance line item to drainage on future financial reports, to properly account for associated cost during year end budget review.

b. Chris mentioned that 25 assessments for lot owner were 90 days overdue and would be discussed during new business.

VI. DRAINAGE UPDATE – Chris Morton (Chair)

a. Chris updated that pond 5 (near end of Vandivere, Chelmesford Ct) restoration was complete. Final grading will be complete in July, and sod laid where appropriate. Contractor has been approved for payment from PPG.

b. Main entrance irrigation was discussed by Chris, Emerald Coast Lawns completed minor repairs to sprinkler heads and noted that pressure with the pump might be an issue. No additional work was completed or payment made outside of the normal common area maintenance.

c. Chris discussed the pump / drainage issue at the bottom of Biscayne loop. Chris stated that he received another bid, but no additional bids came in. The two bids received were ~\$13,500 and ~\$15,000 and opened the meeting to discussions from the BOD members present and HOA members at large. Robert Barnett, Jimmy Taylor, Bradley Minot discussed the cost and what damage to members property was actually occurring and the need for a pump replacement. Natural grade might be an issue, mainly because of utility easement being underneath the drainage swale. Concern was also raised over the ability to pump water during a storm when the power was out. Additional consideration was discussed on whether the output elevation of the discharge pipe from the pump was at an adequate elevation above the wetlands. A comment was made about a sprayer discharge and/or drainage from a higher elevation, such as the bridge to the point.

d. Jimmy made a motion to table the discussion, all members present were in favor, item tabled.

VII. ARC UPDATE – Luis Nunez (Chair)

a. Luis noted the owners at 1907 Biscayne are seeking approval for lot clearing, following the stoppage of the lot clearing that was in-progress. The owners did not submit plans for the home being built nor did they submit any request for the lot to be cleared from the ARC. The lot owners stated they are awaiting soil samples to be taken, then the plans will be drafted for the custom-built home. Bottom line, the CCRs state that the owner needed to seek approval from the ARC to clear the lot of trees.

b. Discussion/Update on to complaints from the owners at 9310 Lucian Ct. to the renters and owner at 9314 Lucian Ct. about nuisance dog barking and digging away at the fence. The owner stated the fence was fixed, but the issue was not resolved. Chris still has the fines being postponed until he makes contact with the owner about their renter's nuisance dog. Will discuss issue at the next meeting if the problem is not rectified beforehand.

c. 9295 Lilge Circle, Luis asked the member to re-submit request, nothing yet received.

d. 2015 Biscayne Dr, extension of driveway was tentatively approved by the ARC, final approval will be made when the ARC chair signs the paperwork, after meeting with the lot owner to discuss drainage plan, but no issues are foreseen.

VIII. OLD BUSINESS

a. Fence Committee – Nothing reported from Brad.

b. Positional e-mail accounts – Tabled for later discussion.

c. Violations process/policy letter – Chris wants to provide clear guidance to the HOA; draft was submitted to PPG. PPG provided feedback and it will be sent to the BOD once finalized for review.

IX. NEW BUSINESS

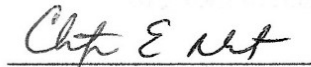
a. HOA interest charge on overdue accounts – Chris provided an update the process according to the CCRs for charging the interest on overdue accounts. Chris stated beginning end of month June, accounts that are overdue will accrue interest and the administrative late fee from PPG. Dale Elevatorski stated that PPG did not send out overdue statements for over 6 months and suggested that the BOD wait for the 30-day period, beginning from when the letters were sent out. BOD agreed to wait for the end of month July to start the fining process for the interest incurred, with the administrative fee included. Chris also stated that beginning next year, 30 days past-due notices will be sent out as needed and start tracking monthly for accounting purposes.

b. Owners were contacted about trees obstructing views west down HWY 98 and on Vandivere Dr.; Chris will provide update at next meeting. Additionally, the dog waste bags were installed at the beach with a sign reminding members to clean up after their dog and take care of the common areas.

X. ADJOURNMENT

There being no further business, the meeting was adjourned by motion, second, unanimous vote at 7:41 pm.

These minutes were approved by the Board of Directors.



Chris Morton, President