

Biscayne Pointe HOA
Board of Directors Meeting
January 11, 2023

Minutes of the Board of Directors Meeting of the Biscayne Pointe Homeowners Association, Navarre, FL, held in person and via Zoom conference at 6:30 pm on 11 Jan 2023.

I. CALL TO ORDER

President Chris Morton called the meeting to order at 6:30 pm.

II. ROLL CALL/ESTABLISH QUORUM

Directors present: Chris Morton (president), Mandy Gist (treasurer), Brad Kronsbein, Jimmy Taylor, Brian Burt, Grant Niehus (Zoom).

Directors absent: Brad Minot, Fred Reich, Luis Nunez
Quorum was established.

III. VERIFICATION OF NOTIFICATION

Proper notification was confirmed via sign at neighborhood entrance (72 hrs prior) and via multiple electronic means (96 hrs prior).

IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

a. October 2022 minutes were approved by unanimous voice vote (6-0).

b. November 2022 (Annual Member Meeting) minutes were approved by unanimous voice vote (6-0).

V. FINANCIAL REVIEW – Mandy Gist (Treasurer)

a. Due to the process of changeover to new management, and while waiting for end-of-year reconciliation, there was no financial update available.

VI. ARC UPDATE – Chris Morton for Fred Reich (ARC Chair)

a. Only one project was put before the ARC: 2021 Pine Ranch Dr - concrete pad - Approved

VII. OLD BUSINESS – None

VIII. NEW BUSINESS

a. Discussion regarding investing HOA funds

1. Grant Niehus made a presentation regarding several money market accounts (MMAs) he has researched consisting of gov't-backed investment vehicles and producing returns on the order of 4% annually.

2. Chris discussed CD ladders in small increments to keep some funds available but get returns on our reserves

3. Group discussion centered around the pros and cons of both vehicles, the need to avoid risk with HOA funds, the need to keep some liquidity in case of emergency requirement for the funds. The board decided to table the discussion and do more research on the MMAs to better understand their risk, then to formulate an investment strategy at the next meeting.

b. Request to pay for security at Nov 22, Jan 23 meetings – Chris briefed that security had been solicited after the Oct meeting for the Nov meeting, and also for the Jan meeting. This was the first opportunity for the BOD to approve it retroactively. Mortons had paid for the security at Nov 22

meeting, and Kronsbeins had paid for Jan 23. The board of directors approved reimbursing those families for the cost of the security by unanimous voice vote (6-0). Grant left the call after this due to illness.

c. Donation to St. Sylvester Church for hosting Annual Membership meeting – Chris suggested the HOA make a small donation to the church. Discussion led to a consensus on donating \$100. Donation was approved by unanimous voice vote (5-0).

d. EPM management company replacement – Chris briefed the status of the changeover to PPG from EPM. PPG has made contact, received the owner list, still awaiting the financial information and other records due to EPM finalizing the year-end reconciliation. This has led to some confusion regarding owners payment of their annual assessment. As a result, the board discussed then approved by unanimous voice vote (5-0) to extend, for this year only, the payment deadline to the end of February 2023.

e. Replacement of Hwy 98 fence – Closer inspection has confirmed some of the discussion at the annual meeting regarding the deterioration of the front HOA fence along Hwy 98. The BOD formed a committee to investigate replacement. This will necessitate removal of excess brush in adjacent yards which will be the responsibility of the owners. The BOD elected Brad Kronsbein as chair of the committee by unanimous voice vote (5-0). Brad will brief developments at future meetings.

f. Other committees – Mandy Gist agreed to develop some ideas regarding a welcome committee. The BOD discussed a replacement for ARC chairman (Fred Reich resigned from this position). No director present volunteered for the position, so with sufficient members currently, the election of a new ARC chair was tabled until next meeting.

g. Officer election – BOD elected President Chris Morton, Vice President Brad Kronsbein, Secretary Brad Minot, Treasurer Mandy Gist.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned by motion, second, unanimous vote at 7:55 pm.

These minutes were approved by the Board of Directors.



Christopher E. Morton, President