

Biscayne Pointe HOA
Board of Directors Meeting
February 13, 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 13 February 2023.

I. CALL TO ORDER

President Chris Morton called the meeting to order at 6:32 pm.

II. ROLL CALL/ESTABLISH QUORUM

Directors present: Chris Morton (president), Brad Kronsbein (vice president), Jimmy Taylor, Fred Reich, Grant Niehus (Zoom).

Directors absent: Brad Minot, Mandy Gist, Brian Burt, Luis Nunez

Quorum was established with 5 directors/2 officers present.

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. January 2023 minutes were approved by unanimous voice vote (5-0).

V. FINANCIAL REVIEW – Chris Morton

a. Changeover to PPG management company complete. Different format for financial reports. Report included list of outstanding assessments due 28 Feb. No significant expenditures except insurance policy.

VI. ARC UPDATE – Fred Reich

a. No requests for project approval. Inquiries only.

VII. OLD BUSINESS –

- a. ARC Chair election – Only volunteer is Luis Nunez. Because he was absent, and in context of low ARC activity, vote was tabled. Item remains open.
- b. Fence committee update – Brad Kronsbein. Brad has walked the fence line on the north side (outside of yards). It is in very poor aesthetic condition. Structural condition is difficult to determine. Will need 5' easement inside fence trimmed by lot owners in order to better assess and to enable contractors to bid the job. Discussion included possibility of neighborhood work party to assist with clearing brush; possibly doing one side (west) of fence one year, the other side (east) the next year; establishing an annual inspection schedule regarding the brush buildup; brick and steel alternative construction (more durable); funding (special assessment possible). Item remains open.
- c. Welcome committee – Sharie Morton. 5 baskets have been delivered to various new(ish) residents recently. These were produced voluntarily with no HOA funding. There should be discussion of different funding mechanisms in the future. No formal welcome committee exists. Item remains open.
- d. Investment of HOA funds – Discussion centered around incomplete information regarding products available at Synovus (home of current HOA bank accounts) as well as one suggested

brokerage house (Morgan Stanley). Chris has requested contact with the Synovus investment advisor but has not heard yet. Due to the incomplete information, Chris will take for action to consult Synovus as well as Morgan Stanley (Grant's contact) for more information. No action taken at this meeting. Item remains open.

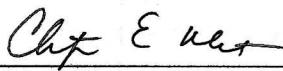
VIII. NEW BUSINESS – Luis Nunez joined the meeting at this point.

- a. Legal services contract renewal – Due to increasing costs, the BOD discussed which level of service at what price we wanted to contract for. Previously the HOA has contracted for what is now called the Platinum plan. Following discussion, the BOD voted to contract for the Platinum plan by a unanimous voice vote (6-0). Item is closed.
- b. Member suggestion(s) regarding construction of small sea-wall to retain sand near gazebo stairs and extending existing stairs. Discussion centered around cost-benefit analysis, priority compared to other necessary projects. Support at this time is not sufficient for building a sea-wall. The stairs will be extended by volunteers with HOA reimbursement for materials. No BOD action taken. Item is closed.
- c. Positional e-mail accounts – Chris has proposed the HOA pay for a branded domain and series of e-mail accounts. This would enable better retention and handoff of relevant emails as members come and go from both the BOD and significant positions such as officers, committee chairmen, etc. This would preclude each individual always having to use their personal e-mail accounts and the struggle to effect a handoff. It would enable the HOA to recover an account if a member left without proper handoff. Any free account, even if set up with a positional name (e.g. BPHOA_President@gmail.com) would still be tied to the individual owner who established the account. BOD needs more research and discussion on the number of accounts to be purchased and at what cost. Chris stated this year's "Web Cost" budget line item was increased to account for the estimated cost for this service. No action was taken at this time. Item remains open.
- d. Violations process – BOD members have expressed concern with the violations reported by PPG to the board. Concern centered on whether residents should be notified immediately after a violation is noted, or if it should be determined whether the violation is persistent. Discussion included the difficulty of determining persistence since PPG will only come around monthly. Determining persistence would likely require a member of the community to follow up and continue the violations process. Recipients of violation notices don't always understand exactly what the letter means, where in the process they are, and the potential for more serious repercussions (fining). Following discussion, Chris will notify PPG to proceed with their notification process. He will take for action to establish a BPHOA defined process (consistent with FL statutes) the BOD can refine and vote on, then publish for all residents/owners to clearly understand. Item remains open.

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