

**Biscayne Pointe HOA**  
**Board of Directors Meeting**  
July 07, 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 07 July 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), Bradley Minot (Secretary), Mandy Gist (Treasurer), Luis Nunez, Brian Burt, Fred Reich, Grant Niehus, Brad Kronsbein and Jimmy Taylor.

Directors absent: N/A

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**

June 2023 minutes were approved by unanimous voice vote (9-0) of Directors present.

**V. FINANCIAL REVIEW – Mandy Gist (Treasurer)**

a. PPG will send an updated balance sheet per Mandy's request, because the one sent out was incorrect. Additionally, PPG corrected the Lake Docters charge to the correct account from last meetings recommendation. Finally, Mandy is having PPG correct the lawn maintenance charge for the vacant lot to the correct account so it is not under miscellaneous. Overall, Mandy has been working with PPG for a more specific budget to account for future spending requirements accurately.

**VI. DRAINAGE UPDATE – Chris Morton (Chair)**

a. Chris updated the board that a proposal was made from Rob Clark about presenting a proposal to form an easement on Chelmsford Ct for a French Drain to be installed to pond 5 (near end of Vandivere, Chelmsford Ct). Rob was not present, so the item was tabled.

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. Chris is still awaiting a response from Emerald Coast Lawns for a proposed solution.

c. Chris discussed the pump / drainage issue that was tabled from the last meeting, concerning the pooling of water at the bottom of Biscayne loop and the broken pump. Discussions continued on the validity of the solution being proposed, specifically the pump being the correct course of action with the proposed ~\$15,000 cost.

1. A motion was made to table the discussion, and had a valid second, all members present voted in favor, item is tabled until next month's meeting.

**VII. ARC UPDATE – Luis Nunez (Chair)**

a. Luis confirmed the County does require a permit from the owners of 1907 Biscayne to be obtained to continue the lot clearing, via a phone call. Luis noted this is in fact why the stoppage of the lot clearing was initiated by the ARC. Additionally, the CCRs state that the owner needed to seek

approval from the ARC to clear the lot of trees. Chris directed Luis to get the lot owners the contact information for obtaining a permit from the County.

b. Luis led a discussion on the possibility of requiring members that have a home office to notify the ARC of the home occupation. This will allow the ARC to be aware of the home occupation being conducted in the neighborhood. This would allow it to be documented by the ARC in a database for awareness should an issue arise. Distinction was made between a home office and a business.

c. 9310 and 9313 Lucian Ct. nuisance dog / noise complaint and the ongoing issue. The previous repairs did not satisfy the current owners at 9310 and they are still having issues. However, due to the subjectiveness of the issue with the condition of the fence and not being an entirely nuisance dog / noise complaint issue, the HOA attorney does not have a legally defensible position to enforce any official remedy. The attorney recommended the lot owners at 9310 Lucian Ct. to contact their own attorney to seek a remedy for the issue. The board will provide an email to the owners at 9310 Lucian Ct. to document that the HOA has exhausted all resources in the attempt to remedy the issue.

d. Chris provided an update concerning the short-term rental at 1913 Biscayne Blvd. and the ongoing discussion with the attorney. The attorney recommended stepping in to review the ongoing issue regarding the continuation of the short-term rentals, that are still ongoing.

1. The board voted to authorize the attorney to take over the correspondence with the lot owner and their attorney, short of litigation. There was a valid motion and a second. The motion carried by a vote of 7 to 0, with 1 abstaining (Fred left the meeting early, so only 8 members were present).

#### VIII. OLD BUSINESS

a. Fence Committee - Brad reported a section of fence was repaired, the fasteners had failed and wind likely caused the fence to fall. Chris stated that numerous lot owners had reached out about how they could help the HOA, he recommended that they stay involved and help maintain a clear area around the fence for future contractor assessments.

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

c. Violations process/policy letter - Chris drafted the memo and stated that it does not require review by the membership and can be changed at any time by a future BOD, but mentioned he would supply it to members for review if requested. It is not yet ready for publication and dissemination to the HOA membership.

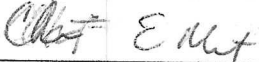
#### IX. NEW BUSINESS

a. The request to discuss a change to the monthly meeting from Monday was not carried through. All members present agreed the Monday was still the best day of the week to attend.

#### X. ADJOURNMENT

There being no further business, the meeting was adjourned by motion, second, unanimous vote at 8:37 pm.

These minutes were approved by the Board of Directors.



Chris Morton, President