

Biscayne Pointe HOA
Board of Directors Meeting
August 14, 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 14 August 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), Brian Burt, Fred Reich, Grant Niehus, Brad Kronsbein and Jimmy Taylor.

Directors absent: Luis Nunez (excused by President).

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

July 2023 minutes were approved by unanimous voice vote (8-0) of Directors present.

V. FINANCIAL REVIEW – Mandy Gist (Treasurer)

a. Mandy gave the financial review. She provided an update from the last meeting regarding a charge to a miscellaneous account. The charge was for equipment rental to clear a lot voted on by the BOD during a previous meeting. This line item will remain under miscellaneous, with proper notes attached to the charge. Chris stated that during the annual meeting, the BOD can address new categories if needed to better sort miscellaneous charges. Nothing else was significant to report from Mandy, but Chris reminded the members present that PPG was going to start charging interest on overdue accounts, starting the 1st of August.

VI. DRAINAGE UPDATE – Chris Morton (Chair)

a. Chris updated the board that a proposal was made from Rob Clark. Rob then provided the members present with a presentation to further discuss the issue and proposal. Three board members also met with Rob to discuss the proposal and issue. The proposal discussed the three bids for a French Drain and why it would be more effective than a V-ditch, due to utilities being placed in the drainage easement. The French Drain would be installed so that water would flow to pond 5 (near end of Vandivere, Chelmsford Ct).

1. Jimmy motioned to accept bid from Ken as planned, Brad K. made a valid second. All members present voted in favor; motion carried (7-0). Chris will sign the bid and update when work is complete.

b. Main entrance irrigation was discussed by Chris, Emerald Coast Lawns completed minor repairs to sprinkler heads and fixed multiple leaks. No additional work should need to be completed and the repairs will be paid from normal common area maintenance. Chris is still awaiting a response from Emerald Coast Lawns to see if the automatic irrigation schedule was implemented.

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. Chris asked the BOD if any

member wanted to make a motion to accept the lower of the two bids, ~\$13,500. Discussions continued on the validity of the solution being proposed, specifically the pump being the correct course of action with the proposed cost.

1. A valid motion was made to accept the lower bid by Grant. The discussion continued from Brad K. and Chris about the validity of a V ditch versus a pump. No member present had a valid second to the motion. The motion was not voted on, to fix the pump. For the record, the pump is not being fixed and no member stepped forward to address the issue any further. The issue will be dropped from the drainage report.

VII. ARC UPDATE – Luis Nunez (Chair), was absent, but had nothing significant to report.

VIII. OLD BUSINESS

- a. Fence Committee – Brad K. had nothing significant to report.
- b. Positional e-mail accounts – Tabled for later discussion, nothing significant to report.
- c. Violations process/policy letter – Chris will provide the BOD a policy letter once completed.

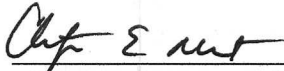
IX. NEW BUSINESS

- a. Chris updated the BOD about the request from the venue that is hosting the annual meeting for insurance requirements and additional costs were approved by the members present.
- b. Chris provided an update for the bids received for brush clearing on Biscayne Blvd. The bids came in high, so Chris asked for volunteers to form a work party on Saturday morning.

X. ADJOURNMENT

There being no further business, the meeting was adjourned by motion, second, unanimous vote at 7:31 pm.

These minutes were approved by the Board of Directors.



Chris Morton, President