

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes

4 December 2017

The meeting was called to order at 1833

Board Members:

Mr. Ty Gibson (President)

* Mr. Bobby Jarsky (Vice President)

* Mr. Frank Scandone (Treasurer)

* Mr. Sean Medsker (Secretary)

* Mr. Mike Klickovich (Board Member/ARC Chair)

* Mr. Brian Jenner (Board Member/ARC Co-Chair)

Mr. Tyler Tracy, Board Member

* Mr. Samuel De La Rosa

Mr. John Anderson, Board Member

* Mr. Dave Brown, Board Member

Mr. Brian Lucas, ARC

Mr. Bob Cinato, ARC

Mrs. Anne Medsker, Welcoming Committee

* Denotes person was in attendance

Approval of Minutes: Last month's meeting minutes were approved unanimously.

Mr. Jarsky started the meeting by allowing for introductions to acquaint new board member, Mr. Samuel De La Rosa, with existing members.

Treasurer Report (Frank Scandone)

The November 2017 Treasurer Report was discussed. It equated to \$919.90 in expenses and no deposits leaving an ending balance of \$119,783.02. A sum of \$103,970.03 has been obligated for Road Funds and a sum of \$6,000 for Drainage Fund. Considering obligated funds, \$9,812.99 is the total funds available until the end of the calendar year (Dec 31, 2017).

Welcoming Committee (Anne Medsker)

Three new home owners recently moved into the neighborhood:

Mitchell and Kristi Wills – 9300 Vandivere Dr.

Darin and Vanessa Ingle – 1954 Biscayne Blvd.

Glenn and Sheryl Bowlin – 1944 Biscayne Blvd.

The standard welcome committee package was sent to the new residents.

ARC (Mike Klickovich)

One application was submitted to install a swimming pool, gazebo, and wooden fence at 1913 Biscayne Blvd. This is a new home construction. As will, Mr. Klickovich conversed with the new owners who will be building at 1944 Biscayne Blvd. The owners should be submitting a package describing plans for the new build.

Drainage Committee (Lead – Brian Jenner)

Mr. Jenner discussed that the most practical drainage venture to tackle in the near future would be to dig a swell running parallel along the east side of Biscayne Blvd. The swell would extend from approximately 1975 Biscayne Blvd to the corner of Lilge Circle and Biscayne Blvd. Mr. Jenner will work to get quotes for this project. As well, it was discussed that the board will have to work closely with residents as the project will temporarily tear-up yards and yard irrigation systems may need to be altered/moved.

Website (Lead – Kristen Jenner)

Nothing to report

Old Business

Mr. Bobby Jarsky discussed some of the larger outcomes of the general membership meeting that occurred on 13 November 2017. Particularly, he recapped the voting of the annual HOA dues by 20% to \$396 and the vote to hire a management company (Etheridge Property Management).

The board reviewed/discussed the Etheridge Property Management contract line-by-line to confirm that the contract was in the best interest of the neighborhood. The company will be contracted starting on 1 January 2018. The cost of this service will be \$650 per month.

Mr. Jarsky discussed the installation of the front entryway Christmas decorations. Due to no one showing up on the date that was designated (2 December) during the general membership meeting, Mr. Jarsky established a new date/time to install the Christmas decorations in the front entryway – Saturday, 9 December at 0900.

Mr. Jarsky discussed the enduring need to find a landscaping company to trim the entryway palm trees. Mr. Klickovich volunteered to meet with a company, if Mr. Jarsky arranged the meeting, at the front entryway to get a quote and look at hiring the work.

New Business

The board, as a whole, discussed the proper disposition of the voted in 2018 budget and the possible use of designated common area funds to make improvements within the neighborhood.

New officer elections will be held off until the Jan 2018.

Mr. Jarsky called for a vote to take \$5,000 of end of year funds and place them towards the drainage fund. This will be added to the fund's \$6,000. This, plus the 2018 budgeted \$4,000 will allow for some strides in the way of improving drainage within the neighborhood. Mr. Jenner will look to execute.

Mr. Klickovich brought up the question as to why there was vegetation clearing going on at the north end of Pine Ranch Dr. No one was aware of this.

The next board meeting will be Monday, 8 January 2017 at 1830.

The meeting was adjourned at 1955.