

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes

8 January 8, 2018

The meeting was called to order at 1830

Board Members:

Mr. Ty Gibson (President)

* Mr. Bobby Jarsky (Vice President)

* Mr. Sean Medsker (Secretary)

Mr. Mike Klickovich (Board Member/ARC Chair)

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

* Mr. Tyler Tracy, Board Member

Mr. Samuel De La Rosa

* Mr. John Anderson, Board Member

Mr. Dave Brown, Board Member

Mr. Bryan 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. Bobby Jarsky started the meeting by introducing Ms. Marilyn Thompson, property manager from Etheridge Property Management.

Treasurer/Financial Report

Bobby Jarsky discussed the last transaction that was voted on at the end of 2017, which was to transfer \$5,000 of end of year funds to the drainage fund. This will be added to the fund's existing \$6,000. Bobby Jarsky then covered all balances of funds.

Welcoming Committee (Anne Medsker)

No new home sales

ARC (Brian Jenner)

The ARC approved a fence and pool for 1913 Biscayne Blvd. As well, the ARC approved home construction plans for the future home at 1944 Biscayne Blvd.

Drainage Committee (Brian Jenner)

Nothing was accomplished during the month of December. Mr. Jenner is planning to tackle a project which will place a swell along the Biscayne Blvd. He will begin to get estimates and start making contacts with neighbors to explain the project as this will involve digging in yards near the road and, more then likely, include some modification of resident's yard irrigation system.

Website (Lead – Kristen Jenner)

Nothing to report

Entrance Committee

Now that the Christmas lights are down in the entryway. the palm trees can be trimmed. A one-time contract will be established for Aitken's On Demand Lawn Care and Maintenance to perform the trimming. If the service provided is good, this could be a long-term contract. The cost will be \$400. Mr. Jarsky thanked the HOA members who took down the Christmas lights at the front entryway.

Beach Area Access Committee (Mr. Dave Brown)

NSTR

Old Business

Nothing significant to readdress.

New Business

The HOA is now under contract with Etheridge Property Management. Thus, Ms. Thompson was present at the meeting getting acquainted with the board members, HOA processes, and answering questions from the board members. She stated that there will be a random neighborhood drive through inspection performed once or twice monthly. Specific actions to address covenant violations was discussed. As well, Ms. Thompson provided some information on what financial services will be provided (much of what was formerly accomplished by our board member Treasurer).

New officer elections were held at this meeting. Mr. Tyler Tracy was voted in as the committee Treasurer; all other committee positions were voted to remain the same.

The next board meeting will be held on Monday, 5 February 2018 at 1830.

The meeting was adjourned at 1830