

## **Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes**

February 5, 2018

The meeting was called to order at 1837

Board Members:

- \* Mr. Tyrel 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.

### **Resident's Traffic Safety Concern**

Mr. Bobby Jarsky started the meeting by allowing Mrs. Giselle Alvarez (resident who lives on Vandivere) the chance to state her concern about the inability to see traffic heading north on Biscayne Blvd. from a perspective of traveling west on Vandivere and stopped at the intersection of Vandivere and Biscayne (if turning right/left onto Biscayne from Vandivere). The main reason for the obstruction is because of vehicles parked in the driveway and on the street at 9307 Biscayne Blvd. As well, the entryway and the continuing Biscayne Blvd do not line-up – meaning that a vehicle approaching Biscayne on Vandivere must pull out farther to properly see. Furthermore, it was noted that landscaping vegetation at 9307 Biscayne Blvd is not conducive to allowing for visibility either.

The board discussed options to resolve this safety concern. The main two options discussed were to add a stop sign or add a mirror to aid visibility. The stop sign could be placed at the intersection and stop traffic heading north on Biscayne Blvd. This would make the intersection a three-way stop. The mirror could be install at the intersection (installed on post in island) to allow visibility of traffic on Biscayne. The board voted on the mirror option and it was approved. The price of a mirror will be sought out and the 9307 Biscayne residents will be notified to trim vegetation.

### **Treasurer/Financial Report**

Bobby Jarsky discussed the monthly financial report provided by Etheridge Property Management. The document provided was deemed to be incomplete and our point of contact, Marilyn Thompson, will be contacted to request a more thorough product from here on out.

### **Welcoming Committee (Anne Medsker)**

No new home sales

The role of the welcoming committee was discussed. The duties entail searching the county tax records for new homes sold in our neighborhood and then a letter is sent to the new home owners describing the HOA dues, covenants, etc. As well, this allowed for the collection of home owners names/addresses for Frank Mr. Frank Scandone (former HOA treasurer) records. It was brought up if the newly contracted Property Management (Ethridge) could handle this task. It was also noted that the real estate transaction process should cover this information exchange, but it would be beneficial to have a back-up and allow new HOA residents the ability to have a contact for any further questions. This will be addressed with Ethridge to see if this is an action they can do.

### **ARC (Mike Klickovich)**

No items/construction plans approved for the prior month.

There was a land/drainage concern brought up by Mrs. Melissa Menard at 1938 Biscayne Blvd. There is a new home being constructed on Lot 13/block E (1944 Biscayne Blvd). The concern was the amount of earth being placed on the lot which could allow excessive water runoff and flooding of the lower surrounding areas. In this case, specifically Mrs. Menard's property, which is next door. Mr. Mike Klickovich conversed with Mrs. Menard and the builder of the new home concerning the drainage. Drainage planes were reviewed by the ARC, builder, and Mr. Klickovich reviewed plans with Mrs. Menard. This situation will be monitored as land preparation and building progresses.

### **Drainage Committee (Brian Jenner)**

Nothing was accomplished during the prior month. Mr. Brian Jenner is working a project that would improve the drainage towards the south end of Biscayne Blvd. He has obtained one estimate and will gain two more before pushing forward with the work.

### **Website (Lead – Kristen Jenner)**

Nothing to report

### **Entrance Committee**

Palm trees have been trimmed.

## **Beach Area Access Committee (Mr. Dave Brown)**

NSTR

### **Old Business**

The board member positions were confirmed (resulting from elections).

The HOA is still working to establish a contract that will ensure the general grounds keeping of all common areas, which includes the neighborhood entryway and beach area. As of now, there is a contract to maintain the common areas, but it does not entail all areas within the neighborhood; thus, we are seeking an all-inclusive contract.

A proposal was obtained from Emerald Coast Lawns for \$665.00 per month. They will be contacted to see if there could be some slight modifications to the details performed, with possible price adjustment. Hopefully, a contract will be established in the near future.

### **New Business**

The spring neighborhood yard sale will take place on Saturday, April 28, 2018.

The next board meeting will be held on Monday, March 5, 2018 at 1830. As well, the meeting will be held at Mr. Tyrel Gibson's home (1961 Pine Ranch Dr.).

The meeting was adjourned at 1942.