

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes

March 5, 2018

The meeting was called to order at 1830

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

* Denotes person was in attendance

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

Financial Report

The board reviewed the financial report provided by Marilyn Thompson and Ethridge Property Management. It was noted that this report lacks specific dollar amounts for specific funds (i.e. road fund, drainage fund, etc.). As well, the report needs to identify HOA members who have and have not paid their annual dues and/or any special assessments.

Since Etheridge will now be taking over the majority of our accounting responsibilities, the old banking account that was previously used needs to be closed and funds should be transferred to the applicable account that Ethridge Property Management is associated with.

Welcoming Committee

It was decided that the Biscayne HOA Welcoming Committee will be disbanded. With Ethridge now handling different aspects of our board responsibilities, Ethridge can be the liaison between realtors/home sales and the HOA to ensure Biscayne HOA policies are passed on. As well, Ethridge can answer common questions or put any potential real estate seekers in touch with board members.

ARC (Mike Klickovich)

Construction on the empty lot at 9278 Lilge will commence as soon as April. The plans for this home were previously approved on 15 Feb 18.

The board further discussed the drainage concern brought up by Mrs. Melissa Menard at 1938 Biscayne Blvd. Her concern is the ground elevation (from the amount of earth being placed on the lot) next to her property. HOA President, Tyrel Gibson, sent her an email explaining what the board could and could not do in this case. The lot's elevation is congruent with other lots surrounding and it appears that Mrs. Menard's lot is lower because it is an older home. The board has confidence that the builder is doing right by the future home owner to prepare the lot properly and within code. The situation will be monitored to ensure a drainage issue is not created.

Drainage Committee (Brian Jenner)

Brian Jenner is actively pursuing a project to improve drainage on Biscayne Blvd. The project will do three things:

Place a swell running parallel with the road towards the south end of Biscayne Blvd.

Clean out the water retention pond on Biscayne Blvd.

Clean out culvert on the east side of Biscayne Blvd at the intersection of Biscayne Blvd and Lilge Circle.

Brian Jenner is looking at estimates for the project now. It will not exceed \$15,000. This will cover all modifications needed to yard easements on Biscayne.

Website (Lead – Kristen Jenner)

We have lost access to our website account, but efforts are being made to get it back up and running.

Entrance Committee

Nothing to report.

Beach Area Access Committee (Mr. Dave Brown)

The wooden walkway that leads to the bridge that goes out to the beach gazebo is deteriorating. The board discussed pulling this up and placing some other form of walkway down in its place. Probably a stone/rock material. Brian Jenner offered to get a price on this.

Old Business

Resident's Traffic Safety Concern

To address the traffic concern brought up at the February meeting by Mrs. Giselle Alvarez (resident who lives on Vandivere), a mirror will be installed on the entrance island to give traffic entering Biscayne from Vandivere a better view of traffic heading north. As well, the stop line,

where cars must stop when entering Biscayne from Vandivere, will be moved forward (towards the intersection) approximately 10 feet. This will allow cars the ability to move up farther into the intersection and better see traffic on Biscayne.

Emerald Coast Lawns has been contracted to perform the maintenance of our common areas. Thus far, they are doing a very nice job.

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

New Business

The HOA is looking at replacing some of the stop sign poles in the neighborhood because they are rusted so bad. We have already had sign poles that had to be repaired because they literally rusted through. Another option also being considered would be to use wooden posts for the signs instead of the metal poles. As of now, six sign poles need to be replaced. If we were to replace all the stop sign poles in the neighborhood, that would be 12 poles.

There was recently an accident on Highway 98 that damaged the wooden privacy fence that runs parallel to Highway 98 (a car ran into the fence). The portion that was damaged is west of the neighborhood entryway. The driver's insurance should cover this damage. More to follow on this.

The next board meeting will be held on Monday, April 2, 2018 (1830) at Tyrel Gibson's home (1961 Pine Ranch Dr.).

The meeting was adjourned at 1933.