

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes
September 10, 2018

The meeting was called to order at 1841

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 (Treasurer)

Mr. Samuel De La Rosa (Board Member)

Mr. Dave Brown (Board Member)

Ms. Marilyn Thompson (Etheridge Property Manager)

Bret Davis (Newly Elected Board Member)

* 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. The HOA account balances at the time of the meeting were as follows:

Operating Cash	\$24,846.90
Road Fund	\$105,105.89
Drainage Fund	\$15,001.04
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Total Funds	\$144,953.83

It was noted that, as stated prior, the board would like to have a different funds format breakdown. The current version provided from Ethridge is not easily understood.

It was noted that there are still seven residents/HOA members who have not paid the full designated annual dues of \$396. These payments were due on 31 Jan 18.

ARC (Brian Jenner)

At the time of the meeting there was one pending ARC approval Application for 9312 Vandivere Dr. *Since the meeting this ARC Application has been approved.*

There was also an approval for a patio extension for Brett Davis at 9380 Vandivere Dr.

Marilyn Thompson is continuing to perform yard inspections. One change that has been incorporated with criteria of the inspections is that of yards deemed in need of mowing. As of now, it will take two back-to-back inspections identifying long grass before a written notice is presented. Thus, residents will not get a notice for long grass if it is a single occurrence and the condition is fixed by the time of the next inspection. This will allow for more flexibility and make allowances for weather.

It was again noted that the neighborhood inspections have had a positive impact on the neighborhood. A nice-looking neighborhood should instill pride in the residents, make the neighborhood a desirable place to live, and allow for strong housing process.

Drainage Committee (Brian Jenner)

NSTR

Website (Lead – Kristen Jenner)

NSTR

Entrance Committee (Sean Medsker)

Sean Medsker noted that the larger bushes in the front entryway island have died and they should be replaced. Sean Medsker checked with Beal's Landscaping to see if there was any type of warranty associated with the plants.

Upon noticing the perishing bushes while driving by the neighborhood, the owner/operators of Beal's stopped to investigate the issue and noticed they were dying due to lack of water. Thus, it was obvious that we were not able to try to claim a warranty on the plants.

The irrigation system has been cleaned and the irrigation system is now working properly. The service technician that fixed the issue recommended that we treat the pump with a substance to do a heavy cleaning of sediment. The members at the meeting could not recall if this action had been accomplished yet. Bobby Jarsky was going to check with Marilyn on this.

It was decided to see if the contracted landscaping contract could cover the replacement of the bushes. If this is not an option, the plan will be to contact Beal's

Old Business

The issue with the new home in the neighborhood (next to the beach access) that is being used as an Air BnB has received significant attention from residents. The HOA Board Members are

looking at changing the verbiage of the HOA covenants to not allow for temporary rental of homes in the neighborhood.

An issue was previously brought up about residents' dogs being attacked by other dogs that are not restrained. Residents should always have dogs restrained by a leash. To help remedy the issues of dogs being attacked by other dogs, the HOA Board is looking at putting a sign in the beach access common area that would reference that animals must be leashed. Having positive control of animals in common areas ensures the safety of all, including the dog being restrained. As well, to have dogs on a leash is mandated by local law.

New Business

The annual fall neighborhood yard sale will take place on 20 Oct 2018 (0800 to 1200).

The board discussed the upcoming annual general membership meeting. The date is still TBD, but it should occur during the month of November. The first step will have to be to secure a location; this will help identify the date.

The meeting was adjourned at 1936.

The next board meeting is scheduled for Monday, 1 October 2018 (1830) at Mr. Bobby Jarsky's home – 2040 Pine Ranch Dr.