

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes
October 2, 2018

The meeting was called to order at 1831

Board Members:

- * Mr. Bobby Jarsky (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 (Board Member)
- Mr. Tyrel Gibson (Board Member)
- * Neil Strom (Newley Elected Board Member)

* Denotes individuals in attendance

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

Financial Report

The board reviewed the financial status of HOA funds and discussed how the disposition of funds needs to be corrected as funds recently spent on drainage projects were not correctly shown as being dispersed from the drainage fund. The board also discussed a revised annual budget that will be presented to the HOA at the upcoming general membership meeting. 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
<hr/>	
Total Funds	\$144,953.83

Adjusting funds to show the proper allocation of drainage funds should display the following:

Operating Cash	\$24,678.83
Road Fund	\$120,000.00
Drainage Fund	\$275.00
<hr/>	
Total Funds	\$144,953.83

ARC (Brian Jenner)

There was one ARC approval for 1944 Biscayne Blvd. This was for approval to enclose the residents back yard with an eight-foot wooden privacy fence. The neighbor to the rear of the property has an eight-foot privacy fence; thus, this would allow for a standardized look to the fence and allow for proper privacy as there is an elevation difference between this lot and the neighbors lot.

Drainage Committee (Brian Jenner)

NSTR

Website (Lead – Kristen Jenner)

NSTR

Old Business

The topic of the front entryway was again discussed. The board discussed the action of hiring a company to treat the irrigation pump to help reduce the calcium/mineral deposits in the water. As well, the board discussed replacing the dead bushes within the island of the entryway. The board is going to first see if the contracted landscaping company that is maintaining the neighborhood common grounds could replace of the bushes. If this is not an option, the plan will be to contact Beal's to replace the bushes.

The issue with the new home in the neighborhood (next to the beach access) that is being used as an Air BnB was again discussed. The HOA Board is planning to submit a motion at the general membership meeting to change the covenants to not allow short rental agreements within the neighborhood.

The issue of a resident claiming their dog has been attacked by loose/uncontrolled dogs was addressed again. During the September meeting there was discussion of putting up a sign at the neighborhood beach to provide notice that dogs must be on leashes. In accordance with Santa Rosa law, dogs must be under direct control at all times. The verbiage of this county law is:

Pursuant to section 4-37(h), Animal Control: Direct Control, a dog not under the direct control of its owner, person responsible therefor, or other person is considered an animal nuisance, in violation of the Ordinances of Santa Rosa County, and may be lawfully seized, restrained, impounded, and disposed of. Any person who keeps, harbors, or maintains an animal nuisance is guilty of a civil infraction and will be penalized in accordance with the Santa Rosa County, Florida Ordinances. Furthermore, "direct control" is defined as the continuous physical control of a dog at all times by means of a fence, leash, cord or chain of sufficient strength to restrain the dog.

In addition to the above law, the Biscayne Pointe Covenants, Page 7, Section 11 states that pets are not permitted to be present beyond the boundaries of the owner's lot without being leased or caged.

Given the above information, the issue of uncontrolled dogs is addressed. There is appropriate guidance in place both at the county level and within the HOA. Thus, the board voted to not place a sign, but to allow the already in-place guidance to sustain/enforce the law. Furthermore, if residents have problems with this issue, they should address it with the pet owner if possible. Otherwise, notify police and/or bring the issue to the attention of the board and the board will address it with the nuisance animal's owner.

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

New Business

Our Ethridge Property Manager representative, Marilyn Thompson, is moving or has moved out of the local area; thus, will cease to be our representative. We should get another representative assigned to us shortly. As of right now, we are working with an administrative assistant from Ethridge named Trisha Sanders.

The annual HOA General Membership meeting is scheduled for November 17 at 0900. The meeting will be held at the Navarre Library. There will be no charge associated with using this location. Invitations for the meeting should be mailed out by October 17. These will be mailed out by Ethridge Property Management.

One new homeowner, Neil Strom, was voted in as a board member.

Legal, insurance, and tax assessors are still making contact with Frank Scandone (Former Treasurer). Bobby Jarsky has made contact with agencies to try to remedy this issue.

There was a robbery at a residence on the Biscayne loop. The homeowner had items taken from their car. This does not seem to be common, but homeowners should always secure their home's and vehicles. Furthermore, residents should involve the police as required. This may facilitate for increased patrols within our neighborhood.

The next organized meeting will be the General Membership Meeting on November 17, 2018 at 0900 at the Navarre Library.

The meeting was adjourned at 2016 (8:16 PM).