

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes
February 5, 2019

The meeting was called to order at 6:41 p.m.
Updated/corrected agenda presented by Bobby.

Board Members: ^present
^* Mr. Bobby Jarsky (President)
* Deborah Whitley (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. Dave Brown (Board Member)
* Bret Davis (Board Member)
* Neil Strom (Board Member)
Etheridge Property Manager, Cheryl Kelley

^ Denotes individuals in attendance

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

ByLaws: state 4 directors, 2 offices, establish a quorum

Financial Report

Bobby Jarsky reviewed the current HOA funds. The HOA funds balances as of 01.31.19 were as follows:

Cash - Operating	\$65,454.76
Reserve - Roads	\$120,005.74
Reserve - Drainage	<u>\$241.56</u>
	\$185,702.06

Overview of Income and Expenses.

3 checks presented for \$400.00 each, 2019 dues, Olson, Maynard, Lockwood.

1 check from Ch.13 payment, 36.75

18.00 to be cleared from Brown Account, clearing of lost money order.

Cheryl will take to office for deposit to BCP account,

Need to send the board 12/31/18 financials.

Add late fees and interests to all accounts, as of late date, 2/15/19.

Board instructed EPM regarding placing Liens, Check on 3 late to ensure liens have been filed.

Cheryl reviewed the EPM Sage system, detailing income and balance sheet.

ARC (Mike Klickovich)

EPM sent 2 letters on behalf of Assoc. 1 trailer in street, trailer has been moved.

Trash cans being left out and not brought in out of sight, owners need to be informed.

Trash day's-Tuesday and Friday. Spring Newsletter suggested with ARC guidelines, trash cans, etc.

Drainage Committee (Brian Jenner/Deborah Whitley): no current business

Old Business

Consult with HOA Attorney, on short term

Mike update board on the meeting with Atty, Sherri Greene.

Mike attended meeting with Deb Whitley, Ray McDivitt & Randy Moyse, @ Thieman, Greene & Associates.

How strong covenants are to prohibit AIRBNB? Atty, will review county restrictions, look at BP CCR's, etc.

Atty. listened to board regarding CCR's changes that are needed.

Recommended, if CCR's are being changed in any way, good time to make all changes.

Committee established, Ray, Deb & Randy, will review covenants, and make recommendations to the board, the Covenants Committee recommended by Ms. Greene.

To be discussed at the next meeting.

Mike; ARC, will act on: Builder of home, Contractor damage to road, Owner was contacted.

New Business

Report of recent property inspection:

Cheryl will check on violations observed by property inspector and let board president know.

Any compliance issue that was noted last Thursday, Brian Jenner would like to see violation list before the letter is sent out.

Status of Sump Pump Repair: check with Trisha on this

Check in Web-site to access and make changes on the current site.

Web-master, check on this. Kimberlie with EPM will call Brian Jenner's wife, the webmaster, she can't get signed in to make changes. Contact: Kristen.jenner@gmail.com

General Discussion:

Facebook page, update, Mike will place a request for Yard Sale committee.

Next meeting, 1st Tuesday, regular Monthly meeting, 3/5/19

The meeting was adjourned at 7:35 p.m.