

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes
April 2, 2019

The meeting was called to order at 6:38 p.m.

Updated/corrected agenda, Bobby, will send agenda to board by email

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-Chair)

^* Mr. Tyler Tracy (Treasurer) tylermtracy@gmail.com

^* 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: March 5th meeting minutes, Tyler motion to approve, Mike asked about contractor letter, Deborah seconded, approved unanimously.

Bylaws: State 4 directors, 2 officers, establish a quorum, 5 directors present

Financial Report

EPM received the bank statement today, Cheryl brought the March financials to meeting

Bobby Jarsky reviewed the current HOA funds. 2019 budget is 20K to move to Road fund, 5K to be moved to Drainage Fund.

The HOA funds balances as of 03.31.19 were as follows:

Cash - Operating	\$70,660.31
Reserve - Roads	\$120,005.74
Reserve - Drainage	<u>\$251.56</u>
	\$190,917.61

Bob motion to approve assoc. manager to proceed with collection, Deborah 2nd, all in favor.
Overview of Income and Expenses.

ARC (Mike Klickovich): Tree removal discussed, Mike stated large trees, ARC needs to notify the HOA. 1888 Biscayne, house has been approved, under construction. Ditch across for home, needs to be cleared, drainage ditch, discussed, home across from new build. Deborah will check on that. Mike and Cheryl will take a ride around and view homes that need addressed, lawns, etc. Trailers and Yards are Mikes concern. Cheryl gave Mike list of recent violations sent.

Drainage Committee (Brian Jenner/Deborah Whitley): Deborah requires contract with Lake Doctors. No other business

Old Business:

Consult with HOA Attorney, on short term

Letter received from Shari Thieman Greene, letter discussed.

Short term rentals/Airbnb, 1913 Biscayne Blvd. Letter to be sent from attorney to owners with the attorney's opinion.

Board discussed and requests the letter come from Ms. Greene, atty.

Wait until response from owners.

Mike; ARC, follow up, Contractor damage to road, Owner has been contacted. Letter sent to contractor. EPM to check on letter, if there is any response.

Contractor signed the form stating responsibility.

Age Receivables: addressed above

New Business :

Garage Sale: Patsy Gromer, set up and posted notices for Garage Sale. Board expressed "Thanks to her", she did a great job.

Bobby will send her a Thank you.

Report of recent property inspection: Cheryl gave violation report

Brian will take home the sign letters.

General Discussion:

General Tree removals discussed, other questions asked about ARC items.

Clean up for Beach area, suggested by Ryan, Saturday, April 27th, 9 a.m.
Bobby motion, with approval of up to \$400.00 in supplies for cleaning sealing the boardwalk.
Deborah seconded, all in favor.
Please Bring tools for beach cleanup, Bobby will bring large waste bags.
To be posted on Facebook.

Next meeting, 1st Tuesday, regular Monthly meeting, 05/07/19

The meeting was adjourned at 7:14 p.m.