

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes
July 9, 2019

The meeting was called to order at 1830

Board Members:

- * 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)
- Cheryl Kelley (Etheridge Association Manager)

* Denotes board members in attendance

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

Financial Report

No financial report was provided by Ethridge. As of May 31, 2019, funds overview was:

Operating Fund	\$69,406.81
Road Fund	\$120,005.74
Drainage Fund	<u>\$251.56</u>
Total	\$189,664.11

Bobby Jarsky noted that there was previously a request for Ethridge to move \$5K and \$20K to the drainage and road fund respectfully. *Ethridge confirmed via email after meeting that these sums were moved.*

There are still approximately five residents who have outstanding annual dues.

ARC (Brian Jenner)

No ARC board members were present at the meeting, but Brian Jenner previously provided notes and Bobby Jarsky addressed the notes...

- A new build package has been submitted for Lot A-3, 9279 Lilge Circle. The Board is waiting for additional information on this new build before processing.

- The homeowner adjacent to the new home construction at 1888 Biscayne Blvd had concerns about the elevation. After further inspection, while the elevation does appear to be very high, the contractor confirmed that the home is being built to meet current building code standards.

Ethridge performed a neighborhood inspection on June 4, 2019 and noted two violations and mailed the property owners appropriate documentation. The violations were:

1881 Biscayne Blvd - Lawn Maintenance

9332 Vandivere Dr. - Lawn/Fence Maintenance (with fine)

Drainage Committee (Brian Jenner/Deborah Whitley)

Nothing to report

Old Business

Short Term Rental (1913 Biscayne Circle Drive)

The owners of the short-term rental property (Cindy and Grant Niehus) were in attendance. They argued that they were legally sound in offering their home up as a short-term rental and that their home does not fit into a parameter of commercial and/or business. They explained that they had previously provided their contact info to neighbors in case there were any issues, so they could make immediate contact as required. As well, they noted that the property management company overseeing the rental is very involved to ensure any renters understand any/all restrictions. Grant Niehus alluded that he would take legal action to protect their ability to continue to provide their home as a short-term rental and that this could prove to be a costly endeavor for the Biscayne Pointe residents. Lastly, he stated that their rental would cease to be a rental on June 2021. This topic will be ongoing and a final decision on the next major action will probably not occur until voting can occur at the next general membership meeting.

Ethridge did contract people to inspect the neighborhood perimeter fence located adjacent to Highway 98 (there are a number of pickets that need to be replaced). These repairs should be accomplished within days.

We are still waiting on a quote associated with cleaning and weather treating the bridge and gazebo at the private beach area.

New Business

Bobby Jarsky had two concerns that he brought to the attention of the board:

Crawfish on Private Beach - A large number of crawfish were washed up on the private beach area. It was assumed that these came from a restaurant throwing them out into the water and they washed up onto our local shore.

Yard Waste Pick-Up – Yard waste has not been getting picked up in the neighborhood according to schedule. Sean Medsker explained that the service provider, Waste Pro, has had numerous issues. Waste Pro has openly admitted that they are struggling to provide adequate service due

to lack of employees. They have also been late on picking up recycle in the area and there is uncertainty as to if the recycling contract with Waste Pro will be renewed.

The next HOA Board Meeting will be held on Aug 6, 2019.

The meeting was adjourned at 1938.