

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes

August 6, 2019

The meeting was called to order at 1833

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

The HOA financial report was provided by Ethridge Property Management. The funds overview was as of July 31, 2019 was:

Operating Fund	\$38,108.53
Road Fund	\$140,017.93
Drainage Fund	<u>\$5,251.56</u>
Total	\$183,378.02

It was noted that the allotted annual funds reserved for legal affairs has been surpassed. The annual amount budgeted for legal costs is \$1,500. Current legal costs are at \$1,891.60; thus, we are \$391.60 over budget. These costs were associated in the dealings that transpired consequently due to the short-term rental in neighborhood.

Bobby Jarsky noted that there has been resident input(s) that claim the roads in the neighborhood will need to have repairs accomplished before the designated period of complete resurfacing. Thus, this could impact the road fund.

ARC (Brian Jenner)

The ARC has a new home construction application for 9279 Lilge Circle. The ARC is waiting for the House Plan Application page of the application package to be completed and submitted before finishing the review/approval process.

Ethridge performed a neighborhood inspection in early July. The largest issue was trailers in driveways.

Drainage Committee (Deborah Whitley)

Nothing to report

Old Business

The contents of the letter received from Mr. & Mrs. Niehus' (owners of 9279 Lilge Circle) legal representative was discussed. Options were discussed for the next step in dealing with the short-term rental. While HOA residents have stressed their dissatisfaction with the existing short-term rental in the neighborhood, board members at the meeting were in agreement that it would not be advantageous to collaborate on a legal standpoint over the short-term rental due to the financial impact. Board members were pleased that the Niehus' have stated that the home will cease to be a short-term rental in June 2021. It was agreed that this should be captured in a formal documentation from the Niehus'.

Repairs were made (replaced pickets) to perimeter fence located adjacent to Highway 98

We are still waiting on a quote associated with cleaning and weather treating the bridge and gazebo at the private beach area. Ethridge was going to obtain this.

New Business

Deb Whitley made contact with the Santa Rosa Contract Management office to inquire as to if residents could hire another waste collections provider. This is due to residents being unhappy with Waste Pro. She was informed that there is no provisions that allow a neighborhood or residents to do this.

Bobby Jarsky was notified by a resident living in the private sub-division on the water (group of homes located on the water collocated with the private beach access) that there is a grass area on both sides of the road immediately after exiting the bridge, if driving into the private area, that is not getting mowed. This common area was a surprise to the board as we were not familiar with any common areas. As well, since this area is blocked by a gate, how is it a common area? The resident stated that the grass had always been mowed before. However, the contracted company (Emerald Coast Lawns) stated they had never mowed it before. After notified, Emerald Coast Lawns made a provision and mowed the area. In doing so, they stated that the area was very wet

(mucky/swampy). It was so wet that the mowing could not be accomplished with a mower and the area had to be cut with hand-held weed-trimmers. More research will be performed to determine if this area is a designated common area. If they are and this area needs to be added, the cost for our common area maintenance may increase.

The next HOA Board Meeting will be held September 3, 2019 at 1830 (Bobby Jarsky's home).

The meeting was adjourned at 1930.