

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes

October 1, 2019

The meeting was called to order at 1845

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.

Last Scheduled Meeting

Bobby Jarsky reminded board members that the last meeting (September 3, 2019) could not be considered an official meeting because there was not a quorum present (*in accordance with the Biscayne Point By Laws, four board directors must be present to constitute a quorum*).

Financial Report

The HOA financial report was not provided by Ethridge Property Management. There should have been little to no changes between the last scheduled board meeting on September 3 and the date of this meeting. The funds overview as of September 3, 2019 was:

Operating Fund	\$37,131.76
Road Fund	\$140,017.93
Drainage Fund	\$5,251.56
Total	<u>\$182,401.25</u>

Bobby Jarsky explained that there are still two residents/property owners who owe annual dues for 2019. While these debts are grossly overdue, it was noted that total outstanding debt is at a low level compared to what has been the norm in the past.

ARC (Brian Jenner)

The ARC has no new requests for ARC attention/approval. Brian Jenner explained that he had talked to the person who has been renovating a school bus at 1880 Biscayne Blvd. The school bus is being parked in the driveway (mainly on weekends) while work is accomplished. He explained to the person that this type of extensive vehicle refurbishment is not appropriate within the neighborhood. *Section 9 of the Biscayne Point Covenants explains that boats and recreational vehicles may be parked on driveways temporarily for minor maintenance, loading, and unloading.* The work being performed on the bus was considered more than minor.

Drainage Committee (Deborah Whitley)

Nothing to report

Old Business

We are still waiting on quotes associated with cleaning and weather treatment of the bridge and gazebo at the private beach area. Ethridge obtaining these.

New Business

Rules Committee

The HOA board established a Rules Committee. The Rules Committee shall assist the board of directors in fulfilling its oversight responsibilities related to and consistent with the board's long-term goals of maintaining a safe, enjoyable, and ecstatically pleasing environment for all Homeowners. Furthermore, the committee will provide a quicker response mechanism and more flexible tool to establish directives/policies. Its purpose is not to take away from already established directives, but to allow for better definition of already established policies or add required guidance/directives to mitigate an issue. The chairman for this committee will be identified by the board president.

Preparation for General Membership Meeting.

The general membership meeting will be held on Tuesday, November 5, 2019 at 1800. The location will be the Navarre Area Board of Realtors.

Ethridge Property Management provided the board a draft of documents that will be mailed out to members to allow for notice and preparation for the meeting. The board reviewed these documents and noted verbiage changes that need to be made before the documents are sent out. As well, the board established an agenda for the annual general membership meeting.

There will be a vote at the annual meeting to alter the covenants and ban short term rentals (less than six months consecutive). The exact verbiage that stands to be altered is in Article 4, Section 1 of the Declaration of Covenants, Conditions, and Restrictions.

In lieu of a November board member meeting, the upcoming general membership meeting will occur on November 5, 2019 at 6:00PM.

The October Board Meeting was adjourned at 1945.