

## Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes

December 3, 2019

The meeting was called to order at 6:30 p.m.

2019 Board Members:

- \* Mr. Bobby Jarsky (President)
- \* Deborah Whitley (Vice-President) (Chair, drainage committee) 2020
- \* Mr. Sean Medsker (Secretary)
- \* Mr. Mike Klickovich (Board Member/ARC Chair) ARC in 2020
- \* Mr. Brian Jenner (Board Member/ARC Co-Chair)
- Mr. Tyler Tracy (Treasurer) 2020 board
- Mr. Dave Brown (Board Member)
- Bret Davis (Board Member)
- \*Neil Strom (Board Member) ARC for 2020, board member

Cheryl Kelley (Etheridge Association Manager)

- \*Robert Hause, new board member for 2020
- \*Ralph Tilney, new board member for 2020

\* Denotes board members in attendance

**Approval of Minutes:** October 1, Bobby motion for approval, Deb 2<sup>nd</sup>, meeting minutes were approved unanimously.

*(in accordance with the Biscayne Point ByLaws, four board directors must be present to constitute a quorum).*

Agenda to approve the agenda, Sean, Deb 2<sup>nd</sup>, all in favor

### **Financial Report**

The HOA financial report was provided by Ethridge Property Management.

October 2019

Operating Fund	\$32328.21
Road Fund	\$140024.99
Drainage Fund	\$5251.56
Total	<u>\$177604.86</u>

20,000.00 to road fund  
and \$5000.00 to  
drainage as per the  
2019 Budget.

Bobby Jarsky explained that there are still two (2 accounts) 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.

Neil motion to refer both accounts to attorney for collection, Deb 2<sup>nd</sup>, all in favor.

### **ARC (Mike Klickovich).**

CCR's allow for 4 members

Members for 2020 will be; Mike, Brian, Neil & Bob.

Solar Panels, approvals were discussed, and how the approval process will work.

State law protects homeowner, ARC requests is required, form is on Biscayne Pointe website.

### **Drainage Committee (Deborah Whitley)**

Nothing to report, Lake Doctors have been on site monthly, they contact Deb on arrival.

### **Old Business**

- IV Amendment, regarding short term rentals, as approved at the annual meeting, we sent the Certification of Amendment, was notarized and mailed to your office last week. Signed by Cheryl Kelley, Board is asking, was that ok, or should the board have signed the document?

Amendment has been approved. Board requested Review By-law requirement ensure the board member do not need to sign.

Cheryl will ask Jay to make sure the board members signature was not required.

- Verbal agreement between Biscayne Point HOA & owners: Grant, Niehus & Cynthia, 1550 Stratford Road, Deerfield, IL 60015, Property address: 1913 Biscayne Boulevard

Bobby made motion; Jay Frasier draft the variance document, letter allowing short term rental/ variance, enforcing all HOA CCR's, Rules & guidelines, homeowner remains responsible for all actions of the tenants residing at, 1913 Biscayne Blvd, until 8/31/21, Neil seconded, all in favor.

If another homeowner asked for same variance, similar agreement short term rental agreement must have been in place, prior to 11/05/19.

- Quote from EPM maintenance, associated with cleaning and weather treatment of the bridge and gazebo at the private beach area.  
Neil reviewed the quote from EPM Maintenance total cost, labor and material, \$2508.36  
Prep, old peeling paint needs to be removed, rinse, fill cracks.  
Board would like to get another estimate, questions, because prep is required for the deck over product.  
Bobby motion to hold on this bid at this time, preparation bid and painting.  
Request a painting company bid and prep work bid. Neil seconded, all in favor.  
Robert Hause volunteered to do the prep work, he will take a look at the project.

### **New Business**

Christmas Lights on Dec. 7 @ 10 a.m.

Bobby will purchase Decorations at Walmart and submit receipt for reimbursement.

Spotlight may need to be replaced. Discussed gfci's, Robert will go check the flood light and gfci, sockets, etc. Robert will change to LED bulbs.

If Robert cannot repair, get lights working, EPM maintenance will make the repair.

Robert will let Cheryl know.

**Annual Dues billing** will be sent by EPM, early December.

Due date is 12/31/19, with 30-day grace period, until 01/31/20.

### **Election of Officers for 2020:**

Bobby moved to hold election, due to fact, 2 of the new 2020 board members are not present,

Deb will serve as chairman for the 2020 Board, until the election may take place

Ralph Tilney, 9294 Vandivere Drive

01/07/20 @ 6:30 p.m.

Mrs. Jenner handles website, [Kristen.jenner@gmail.com](mailto:Kristen.jenner@gmail.com)

Add Christmas décor @ 10 am, Saturday, 12/7, adding FB.

Update meeting place

### **Other New Business:**

Bobby stated he has prior Association documents that he will pass to EPM and new board president. Key to storage box at entry.

Ralph Tilney, asked about ARC variance, Neil directed Ralph to webpage, forms and information is on the site. ARC examples of variances/exceptions were discussed.

Robert Hause, Gulf Power contacted, discussed, changing to LED, evaluation can be requested, Then go from there, with the 2020 board.

Closing Comments from Bobby, thanked all the board members for serving, and acknowledge the new 2 board member for 2020.

**Adjournment:** The Board Meeting was adjourned at 07:39 p.m.

DRAFT