

Biscayne Pointe HOA Board of Directors Meeting Minutes for 11-March-2021

Attendants:

- o Deb Whitley, Pres.
- o Fred Reich, VP
- o Tami Schultz, Treas.
- o Bob Hause, Sec.
- o Brett Davis

Absent:

- o Neil Strom, ARC
- o Cindy Granfield
- o Dave Brown
- o Cheryl Kelley, Etheridge

- 1) President called meeting to order at 6:30 PM. Meeting held via Zoom (due to Covid-19).
 - a) All four officers present (therefore quorum established).
 - b) The BOD Meeting Minutes for January 2021 and February 2021 were approved.
 - c) Brett Davis will resign from the BOD (he has been transferred to Japan).
- 2) Treasurer's report:
 - a) Tami was not given all invoices (Etheridge is moving offices; therefore delays).
 - b) We have an unexplained legal fee credit of \$301.30; TBD.
 - c) There is some confusion between operating income expenses and total expenses (i.e., difficulty in interpreting accounting paperwork received from Etheridge).
 - d) Etheridge has not yet transferred funds (on paper) to the Road Fund (20k) and Drainage Fund (6k).
 - e) Tami and Deb to contact Cheryl accordingly.
- 3) Committee Reports
 - a) ARC: New home construction at 1895 Biscayne: [1] Dirt in road: Deb & Neil contacted Mr. Martin of the construction company; cleanup crew arrived shortly thereafter; matter resolved. [2] Damage to neighbor (trees and driveway flooding): Deb & Neil met with Mr. Martin; WRT tree damage: contractor will replant (if still alive) or replace trees; WRT drainage: contractor will correct drainage problems (drain to wetlands in lieu of street and neighbors lot). Luckily drainage problem caught early. Unfortunately no drainage plan was drafted; so contractor went by county code; fortunately contractor is working with ARC to correct issues. This has been a learning lesson: in the future all new construction (i.e., New Build Requests) will require a drainage plan.
 - b) Hwy 98 Expansion: next quarterly update: April 2021.
 - c) Drainage: waiting for money to be placed into account so we can get ponds cleaned.
 - d) Welcome Committee: waiting on Brian and Kristen.
 - e) Traffic Calming Committee: Per Kirsten Olman: \$1700 per speed bump. Per Deb: Five Star Construction (John Stanley): 12 speed bumps at 2" high (low profile) for only \$2500 (an 8:1 cost reduction -- very significant). Question to Deb: can we do 6 now, and 6 later? Cost to do 6: \$2000; total will be \$4000; therefore best to do all at one time. All BOD members voted to proceed.
- 4) Old Business
 - a) Gazebo repair is complete. Receipts total \$1247.73 (this represents a savings of at least \$12,000 given that all the labor was completed by BOD members and an occasional volunteer from the HOA). Deb to send these receipts to Cheryl within the next week. Bob is responsible for completing the 48 inch wide step off the boardwalk; Tami has donated Trex-like lumber for the step. RFQ for benches has been sent to Raymond Hummel (resident handyman). Benches to be on the north side only; east

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and west of the gazebo entrance; if the quote is unacceptable maybe Joel Hutchson will volunteer (Joel has offered). Saturday 27 March cleanup pending weather; Monday prior: Bob must check weather prediction for Saturday; if 50% or more chance of rain: delay date; if less than 50% then he will post a sign requesting volunteers at the entrance of the HOA.

- b) Sprinkler system repair at HOA Entrance: pump is operating now; Bob to make repairs when time is available.
 - c) Rip-rap placement along culvert on Biscayne: a couple loads placed in the last 30 days. Need another 4 to 5 loads; Deb asked people to contact her if a donor of rip-rap is found.
- 5) New Business
- a) Quarterly Newsletter: Cindy Granfield not present for this meeting or last meeting; therefore no update. Deb would like to continue herself working with Bob. Per Deb: it is important to have a newsletter to educate/inform renters because the Florida State Real Estate Commission does not require that renters be informed WRT HOA rules and regulations (so it is incumbent upon the BOD to provide information accordingly).
 - b) Webpage upgrade: Fred reviewed future HOA website (refer to February minutes for details); Brett recommended reviewing costs before continuing. BOD members agreed.
- 6) Next BOD Meeting: Wednesday 14-April-2021 at 6:30 PM via Zoom.
- 7) Adjournment at 8:35 PM. 45 minutes were lost from about 7:15 until about 8:00 due to a Zoom shutdown. As such: in the future the free version of Zoom will not be used; the BOD will request a Zoom meeting setup by Cheryl (i.e., using the licensed version of Zoom owned by Etheridge).



Deborah K. Whitley, President



Robert F. Hause, Secretary