

BISCAYNE POINTE HOMEOWNER'S ASSOCIATION

Meeting Minutes

July 14, 2021,
Biscayne Pointe HOA Board of Directors

Call to order, President, Fred Reich @ 6:34 p.m.

Quorum of Board established, in attendance:

Board members; Fred Reich, Neil Strom, Cynthia Grandfield, Tammy Schultz, Chris Morton, Kristen Olman, David Brown.

Owners: Joshua & Tiffany Huston.

Welcome to board members, committee members and lot-owners

1) Approval of the June 2021 Minutes, motion for approval by Neil, second by Cynthis, all in favor.

2) Treasurer's report, Tammy Shultz presented the June financials, Neil motion for approval, Cynthia 2nd, all in favor.

3) Committee reports

a) ARC Report, Neil stated there has been 1 fence request, with a cement slab addition.

b) Drainage

1. Captain's Cove Development; opportunity to improve west boundary V-ditch

2. Drainage Pond #5: status, tabled.

3. Flooding on Biscayne Blvd, just south of Hansel Drive, Tammy Schultz requested the board form a drainage committee and hire an engineer re-evaluate the area, asap. Tami stated this issue has been going since she purchased her home, approx. 1 year, & expressed concern for her home and surrounding homes. Extended discussion on the subject and area drainage history was discussed.

Fred stated he will investigate forming a drainage committee and hiring an engineering firm to re-evaluate, to be discussed at the next meeting. He asked for volunteers on the zoom call, no one volunteered for this committee at this time.

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- c) Welcome Committee – Looking for volunteers
- d) Security Gate Committee, Fred stated gate would cost approx. 20-30 K, Entry gate would be a significant expense, require owners vote, engineering to enter of Hwy.98, Board agreed there are more important items at this time.
- e) Hwy 98 Expansion – Reported Quarterly, no updates at this time
- f) Speed Mitigation -- Special Vote Required, to be addressed at Annual Meeting
- g) Bulletin Board Committee,]
- h) Newsletter Committee -- Looking for volunteers, EPM sent draft of newsletter a couple of months ago, need volunteer to oversee and distribute, ideas to be discussed.

4) Old Business

- a) Gazebo/Boardwalk reconstruction status]
- b) Benches for Gazebo]
- c) Replacement/repair of front entrance sprinklers, in process.]

5) New Business

a) Review reimbursement process, Board member may submit receipts scanned via email to Cheryl @ EPM, copying the President and Treasurer for approval, EPM will process the payment as approved by Pres. & Treasurer.

b) Determine Etheridge's monthly deliverables (financials, drive-thru reports, etc.) EPM provides financials monthly, as soon as possible, account bank statements are reconciled and review of financials, then emailed to board.

c) Violations: Mr. and Mrs. Huston were on the zoom call. Board members discussed the current violations that have been addressed recently, board is reviewing the CCR's regarding parking of an RV on an empty lot, adjacent to the property owner's home. Huston's stated they moved the RV from side of home / driveway to their lot upon receiving the June violation letter. The letter stated RV may not be parked at the home on Pine Ranch & other violations were sited. Cheryl will edit July letter regarding the RV's location and board will follow up on the allowance of an RV parked on lot.

BP attorney has been contacted for review on this violation and CCR's. Other violations reports were sent to the board.

Fred requested a log of management visits to property. Cheryl will speak to her supervisor on providing log, as it is not in the management contract, Cheryl stated she will make sure to let the board know when she has been on site and send copies of the violation letters to board members.

6) Comments/questions/suggestions

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- 7) Next meeting: Wednesday 11 August 2021 6:30
- 8) Motion to Adjourn by Bob Hause, 2nd by Tami, all in favor

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