

**Biscayne Pointe HOA  
Board of Directors Minutes  
Wednesday, August 11, 2021 @ 6:30 P.M.**

President: Call to order, by Fred Reich, @ 6:30 p.m.

Establish Quorum of Board of Directors, no quorum of officers in attendance, due to resignation of Secretary and Treasurer in July 2021, on agenda for this meeting to fulfill those vacancies.

Secretary: Take attendance:

There is a quorum of Board members; Fred Reich, Cynthia Grandfield, Neil Strom, Chris Morton, Dave Brown

Welcome to board members, committee members and lot-owners.

Owners in attendance: Mandy, Tom Wallet, Ray Garcia, Robert Barnett, Bradley Minot

1) Need of Volunteers for:

Appointment of Board of Directors (2) Open Positions, discussion, no volunteers currently

Appointment for Officers (2) Open Positions: Discussion, no volunteers currently.

\* Secretary

\* Treasurer

2) Approve July 2021 Minutes, Motion to approve the July minutes by Neil, 2<sup>nd</sup> by Cynthia, motion passed.

3) Treasurer's report, July Financials: Cheryl Kelley, Property Mgt. reviewed the July 2021 Minutes and reviewed the receivables outstanding,

3) Committee reports

a) ARC Report, Neil Strom reported, 2075 Pine Ranch, Huston, Fencing on Lot, ARC request for fence was approved by 2 of 3 members of the ARC, area in front of fence to be considered yard was discussed, fence construction to be checked to make sure it is to the specifications in the requests and front yard area to be maintained as all other lots/homes yards in the HOA. Members asked questions regarding procedure of ARC approvals and committee role, variance request approval process, CCR's direction for approval by the ARC committee.

b) Drainage, update on:

-Captain's Cove Development; opportunity to improve west boundary V-ditch, county issue, tabled for now

-Drainage Pond #5: status, waiting on pond to dry, to evaluate need.

-Flooding on Biscayne Blvd, just south of Hansel Drive, Robert Barnett, homeowner has volunteered to chair the drainage committee. Discussion of previous quote for the area from Fabre Engineering of \$8460.00 Fred will email the quote to Robert to review. Researching history of this street and past HOA repairs in this area.

c) Welcome Committee – Looking for volunteers

d) Hwy 98 Expansion – Reported Quarterly, no update at this time

e) Speed Mitigation -- Special Vote Required, planned for Annual Meeting in Nov.

f) Bulletin Board Committee, no volunteer

g) Newsletter Committee -- Looking for volunteers

4) Old Business

a) Gazebo/Boardwalk reconstruction status, none at this time.

b) Benches for Gazebo

c) Replacement/repair of front entrance sprinklers, Bob Hause made the repairs and submitted receipts to management for reimbursement.

5) New Business

a) Violations, EPM was on site for property visit on 8/6. 5 home violations were noted and letters mailed to the homeowners.

6) Comments/questions/suggestions

7) Next meeting: Wednesday, September 8, 2021