

Biscayne Pointe/Pine Ranch HOA
BOARD OF DIRECTORS MEETING
March 09, 2022

Minutes of the Board of Directors Meeting of the Biscayne Pointe/Pine Ranch Homeowners Association, Navarre, Florida, held Online, via Zoom Conference, at 6:30 p.m. on the 9th of March, 2022.

I. CALL TO ORDER

Board member Chris Morton called the meeting to order at 6:30 p.m.
Meeting established quorum and proper notification – A quorum was established with 6 board members of 6 present; notice was posted in accordance with Fl. Statute 720.

II. ROLL CALL OF OFFICERS

Roll call of officers at 6:32 p.m.

Present: Chris Morton, Josh Huston, Bradley Minot

Absent:

Directors Present: Fred Reich, Dan Wakley,

Directors Absent: N/A

Also Present: Brian Burt, Sharie Morton, Emily O'Rourke, Tiffany Huston, Chris Gist, Mandy Gist, Dale Elevatorski, Michael Schaeftbauer, Grant Niehus, and Cynthia Granfield.

III. VOLUNTEER FOR DIRECTOR

Mandy Gist, volunteered for Director / treasurer vacancy last meeting.

Motion for Director: Fred motioned, Kirsten second, all 6 directors were in favor.

Motion for Treasurer: Fred motioned, Dano second, all 6 directors were in favor.

IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Minutes from February 2022 were approved unanimously by the board members present.

V. FINANCIAL REPORT

Chris Morton gave the financial report, updates were provided to the BOD from EPM.

A. Issues: Noted attorney retainer increased, discuss signing new contract.

B. Delinquencies: Not discussed

VI. ARC REPORT

Fred Reich, ARC chair discussed the ARC report.

A. Chris sending an email to EPM for violations.

B. BOD / ARC requested an updated list of lot owners from EPM.

C. Fence approved on Hansel.

D. 1966 Pine Ranch new house build, Flynn Built submitted application.

a. ARC reviewed and approved the application with regards to drainage and grade.

E. 1895 Biscayne Blvd still watching drainage progress and completion of project.

a. Fence approved.

VII. DRAINAGE REPORT

Chris Morton gave drainage update.

A. Chairman, had discussion about ways ahead for retention pond issue.

B. Bids for easement and culvert clean-up for Pond 4 and south 1887 Biscayne blvd were presented and discussed by the BOD.

a. Motion elimination of quad state was approved by 5 of 5 members.

b. Motion was presented to get individual bids for both items on the current bids, motion was approved.

- c. BOD determined best course of actions was to table all drainage bids voting until a special meeting was conducted, motion was approved and meeting was scheduled for a later date.
- C. Special meeting will be conducted by the BOD and notification will be posted in accordance with statutes.
 - a. Minutes from meeting will be separate from these meeting minutes.

VIII. OLD BUSINESS

Old business was discussed by Chris Morton.

- A. Speed Bumps.
 - a. No new discussions with Attorney for reimbursement, tabled for next meeting.

IX. NEW BUSINESS

Chris Morton Discussed new business.

- A. Complaint of home business:
 - a. Non-profit on business on Lilge Drive was not selling items from residence, but selling locally outside the neighborhood.
- B. Report of short-term rental:
 - a. Vandivere short term rental no current violation until actual rental on property.
- C. Repairs to Hwy 98 boundary lawn area:
 - a. Emerald coast lawns 98, state vehicle to repair for 200, BOD approved the \$200.
- D. Records Management:
 - a. Fred Reich volunteered to create a one-drive for records management.

X. ADJOURNMENT

There being no further business the meeting adjourned at 7:28 p.m. adjournment

These minutes were approved by the Board of Directors.

Bradley R Minot
Bradley Minot, Secretary