

Biscayne Pointe/Pine Ranch HOA
SPECIAL BOARD OF DIRECTORS MEETING
March 17, 2022

Minutes of the Special 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 17th 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 7 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, Mandy Gist
Directors Present: Fred Reich, Dan Wakley
Directors Absent: Kirsten Olman
Also Present: Brian Burt, Sharie Morton, Emily O'Rourke, Ron & Sue Olson, Art Rodgers, Ian Crawford, Erika Garcia, Robert Barnett, Allison White.

III. SPECIAL DRAINAGE DISCUSSION

Chris Morton gave a recap regarding the drainage committee's discussion with fellow BOD members following the March meeting because a consensus was not reached during the meeting. There was also an onsite orientation over the weekend to discuss specifics about the three bids regarding BISCAYNE BLVD CULVERT AND EASEMENT and VANDIVERE EASEMENT AND CULVERT.

- A. Chairman discussed the three bids and the preferred bid (Aitkens On Demand) recommended by the drainage committee. The committee stated the bid was the most complete and addressed the specific level of work requested from the committee. Thus, in spite of being the highest bid, it provided the best value in terms of the complete scope of work and accountability.
- B. Chairman stated Emerald Coast Lawns bid did not provide the level of work needed, primarily on Biscayne Blvd. The Quad-State Cutters bid did not address culverts.
- C. Chairman then asked if anyone in attendance had any specific questions or concerns about the three bids proposed for easement and culvert clean-up.
 - a. No specific questions were asked from the members present.
- D. With no questions brought forward, Fred motioned to approve the AITKEN'S ONDEMAND Landscape and Irrigation, LLC estimate #4875, Josh Huston seconded the motion and all 6 BOD members voted aye, motion was carried.
 - a. Project will likely not be started for three weeks or more from contractor.
- E. Board president discussed notifying EPM about violation enforcement after the work is completed, so we do not end up in this situation of overgrowth again.
- F. Discussion on records management between Fred and Sharie took place and community members were shown where and how to access records online.

IV. ADJOURNMENT

There being no further business the meeting adjourned at 6:55 p.m.

These minutes were approved by the Board of Directors.

Bradley R Minot
Bradley Minot, Secretary