

Biscayne Pointe/Pine Ranch HOA

Board of Directors Minutes

Wednesday, April 13, 2022 @ 6:30 P.M. by Zoom Conference

1. Call to order – The meeting was called to order at 6:30 p.m.
2. Establish quorum and proper notification – A quorum was established with 5 board members present; notice was posted in accordance with Fl. Statute 720.
3. Approval of minutes for March meeting – Chris motioned to table until the next meeting to allow for review, seconded, all in favor.
4. Review financials – Chris reviewed the March 2022 financials.
5. Committee updates
 - a. ARC report – Sharie reported on recent ARC requests.
 - i. Home at 1966 Pine Ranch – approved, no clearing/action at this time
 - ii. Lot clearing on 1894 Biscayne Blvd – lot clearing approved, waiting on drainage and elevation information.
 - iii. Short-term waivers to CCRs – Sharie advised that the ARC will consider owners request for short-term allowances regarding the CC&Rs for probable violations.
 - b. Drainage report
 - i. Work on easement and culvert clean up – Chris advised on the completion of recent easement and culvert clean up on Vandivere and Biscayne Blvd. Amanda will verify payment.
 - ii. Next steps – retention pond berm clean up – Chris advised that the BOD is awaiting bids for pond 5 clean up. A request has been made for the utilities to be located prior to the work. Chris reported that they will continue to investigate the cause of the standing water on Biscayne Blvd not draining into pond 3.
 - iii. Letter to inform lot owners of responsibilities and options – Chris advised that the Board would develop a letter regarding lot drainage.
6. Old business
 - a. Speed bumps – carryover – No update.
7. New business
 - a. Director vacancies – 1 expressed interest (Brian Burt) – Chris advised the Board is seeking additional owners for the Board.
 - b. Holley-Navarre Water System account closure – Chris reported on an unused water meter that is HOA responsibility, Fred motioned to close the account, Mandy seconded, all in favor. Amanda will contact HNWS to close.

- c. Newsletter/HOA Website layout – Project is in process.
 - d. Fines/grievance committee – Amanda advised on the process to fine owners in continual violation of the CC&Rs. Board will seek 3 committee volunteers.
8. Adjourn – There being no further business the meeting adjourned at 8:20 p.m.

These minutes were approved by the Board of Directors.

Bradley R Minot
Bradley Minot, Secretary