

Biscayne Pointe/Pine Ranch HOA
SPECIAL BOARD OF DIRECTORS MEETING
May 18, 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 18th of May, 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, Kirsten Olman
Directors Absent: Brian Burt

III. SPECIAL DRAINAGE DISCUSSION

Chris Morton gave a recap regarding the drainage committee's discussion about clearing of brush from retention pond berms. Fact is, the pond berms are extremely overgrown, causing the drainage committee trouble identifying the actual state of our retention ponds berms, including grade, boundaries and possible damage. Discussion also included a maintenance plan for the future, once the work is completed to clear the brush.

- A. Dano Wakley posed 2 concerns to Chris
 - a. Do no harm to the berms, Chris stated work could be completed without harming the berms.
 - b. Requested status of pond 5 improvement from April 2021, awaiting money to be placed in account.
 - c. Requested clarification of how the HOA would pay for work to be completed, current account does not have the required funds.
 - i. Chairman stated that the money was not re-allocated on the ledger to the drainage fund, but has been approved at a previous meeting, Chris will clarify with EPM to assure the money was legally transferred.
- B. Chairman gave a brief overview of how work would be completed without damaging the berms and how far back the clearing would go. Also stated mulch would left behind, thus not requiring brush to be hauled away, also will allow growth of healthy vegetation in its place.
- C. Kenneth Finnerty was the invited to answer questions regarding his bid and plan for clearing of pond berms and the maintenance of the berms once completed.
 - a. Brad stated the maintenance of the ponds is critical after the berms are cleared and will need to be budgeted for, estimated at \$900 per pond yearly.
 - b. Ed stated this will end up being a cost avoidance measure going forward and Chris mentioned it will help with HOA liability going forward.
- D. Sharie, drainage committee member, led discussion on how lot owners will be notified of work to be completed.
- E. With no questions additional questions brought forward, Chris discussed the bids received.
 - a. Sandbox Boyz estimate of \$14,350 for 2 ponds and ditches that were previously completed. Sharie reached out for updated bid, but they did not reply.

- b. Quad State Cutters estimate of \$6,500 for 1 pond only, from last November.
- c. KleenWorx estimate of \$14,000 for 5 ponds, including removal of debris at \$300 per dump truck load.
 - i. Board president was unable to speak about the details regarding damage and equipment that will be used, bid came in late the night of the meeting.
- d. Kenneth Finnerty estimated \$11,500 for all 5 pond berms to be cleared.
- F. Board president and Sharie Morton stated the urgency to complete the work prior to the rainy season arriving, Ed Lewis agreed in the urgency needed. Brad asked the timeline for Kenneth to complete the work, with notification timeline, Chris stated email and verbal notification would go out the next day after approval.
- G. Mandy Gist motioned if the funds are available, then to accept Kenneth Finnerty LLC. Bid of \$11,500 for retention pond berm clean-up, Dano Wakley seconded the motion and all members present voted in favor, motioned carried.
 - a. Acceptance is contingent on EPM having the funds in the correct account. Chris will confirm the money is in the correct account before awarding the bid. EPM will clarify the funding is in the correct account before Chris approves the work to be awarded to Kenneth Finnerty LLC.

IV. ADJOURNMENT

There being no further business the meeting adjourned at 7:17 p.m.

These minutes were approved by the Board of Directors.

Bradley R Minot

Bradley Minot, Secretary