

Biscayne Pointe/Pine Ranch HOA
BOARD OF DIRECTORS MEETING
June 08, 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 8th of June, 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 4 Officers present; notice was posted in accordance with Fl. Statute 720.

II. ROLL CALL OF OFFICERS

Roll call of officers at 6:35 p.m.
Present: Chris Morton, Josh Huston, Mandy Gist, Bradley Minot
Directors Present: Dano Wakley, Kirsten Oلمان, Brian Burt, Fred Reich

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Minutes from both meetings in May 2022 (regular and special) were approved unanimously by the board members present.

IV. FINANCIAL REPORT

Mandy Gist gave the financial report, updates were provided to the BOD from EPM.

- A. Paid 50% of the total cost of the drainage clean-up.
- B. BOD President mentioned needing to complete an in-depth scrub of our budget this year, prior to the annual meeting, to assure money is being budgeted correctly for future HOA needs.
- C. Delinquencies: A few payments are still behind.

V. ARC REPORT

Sharie Morton, ARC member discussed the ARC report on behalf of Fred, chair.

- A. Total number of violations was not given by EPM prior to the meeting.
- B. 1907, 1932 and 1904 Biscayne Blvd notified of cleaning 5-foot utility easement.
- C. 1929 Biscayne Blvd was mowed in accordance with CCRs.
- D. 9356 Vandivere, Trailer and Business violation was reported to the ARC.
- E. 1887 and 1891 Biscayne Blvd and 9351 Vandivere need to discuss way forward for owners to keep newly cleared easements remain cleared and mowed, starting to become overgrown already.
- F. 9307 Vandivere, final notice sent on 31 May 22 for mailbox maintenance and repair.
 - a. \$75 a day fine will be initiated if not repaired or contested by June 14th.
- G. 1894 Biscayne Blvd, owner was notified that a variance will be required since work has not started and will not be completed on timeline of initial ARC approval.
- H. 9295 Lilge plans approved, scheduled to begin build in July.
- I. 1904 Biscayne Blvd, discussions with architect for new build.
- J. 9384 Vandivere waiver approved for moving trailer on lot for one to two weeks.
- K. 1966 Pine Ranch, need to submit a variance for start and end date of new build.

VI. DRAINAGE REPORT

Chris Morton gave drainage update as chairman.

- A. Easement clean-up on Vandivere Dr and Biscayne Blvd completed.
 - a. HOA needs to look into hiring a company to continue maintenance on these two easements.
- B. Discussion regarding the retention pond clean-up on all five ponds by Kenneth Finnerty. Some of the work could not be completed due to rain and contractor being out of town.

- a. Only 50% of the work / payment has been made per the contracted bid.
- C. Discussed a bid request from Utility Services and others for a flume to be installed to assist with drainage in the vicinity of the pipes under Biscayne Blvd.
- D. Two pool drains into pond 3 causing erosion into berm and pond bottom.
- E. Flood defenders is having a meeting with the drainage committee, to assist on future drainage plans or possible fouls by the County causing additional drainage issues.

VII. OLD BUSINESS

Old business was discussed by Chris Morton.

A. Speed Bumps.

- a. Guidance from attorney was to pay Deb Whitley for work completed and previously approved by the HOA.
 - i. Payment was made from the road reserve.

VIII. ADDITIONAL COMMENTS

Chris Morton Discussed the Re-Zoning of Land to West of HOA

- a. Zoning change request from R1 to R2, medium density housing.
 - i. Main worry is of privacy lost with re-zoning, recommended that HOA members attend the County Meeting in Milton if concerned or to show moral support for those presenting.

IX. ADJOURNMENT

There being no further business the meeting adjourned at 7:23 p.m. adjournment

These minutes were approved by the Board of Directors.

Bradley R Minot
Bradley Minot, Secretary