

Biscayne Pointe/Pine Ranch HOA
BOARD OF DIRECTORS MEETING
August 10, 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 10th of August, 2022.

I. CALL TO ORDER

Secretary Bradley Minot called the meeting to order at 6:31 p.m.
Meeting established quorum and proper notification – A quorum was established with 2 Officers present; notice was posted in accordance with Fl. Statute 720.

II. ROLL CALL OF OFFICERS

Roll call of officers at 6:33 p.m.

Present: Mandy Gist, Bradley Minot

Directors Present: Dano Wakley, Chris Morton, Brian Burt, Fred Reich

III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING

Minutes from the special meeting in July 2022 were approved unanimously by the BOD.

IV. NOMINATION OF BOARD PRESIDENT AND VICE PRESIDENT

The Secretary opened discussion for nomination of a Board President.

A. Mandy Gist made the motion for Chris Morton to be Board President.

- a. Brian Burt made a second to the motion.
- b. No other nominations were made, BOD proceeded with a by name vote.
 - i. Bradley Minot – Aye
 - ii. Mandy Gist – Aye
 - iii. Dano Wakley – Aye
 - iv. Chris Morton – Aye
 - v. Brian Burt – Aye
 - vi. Fred Reich – Aye

c. All votes were in favor, motion carries, Chris Morton is the Board President.

B. Mandy Gist made the motion for Fred Reich as Board Vice President.

- a. Brian Burt made a second to the motion.
- b. No other nominations were made, BOD proceeded with a by name vote.
 - i. Bradley Minot – Aye
 - ii. Mandy Gist – Aye
 - iii. Dano Wakley – Aye
 - iv. Chris Morton – Aye
 - v. Brian Burt – Aye
 - vi. Fred Reich – Aye

c. All votes were in favor, motion carries, Fred Reich is Vice Board President.

V. FINANCIAL REPORT

Mandy Gist stated she has not seen any financial report from EPM, due to turnover, no update was given.

C. Chris Morton stated that he was not aware of any out of cycle expenditures or additional money spent on maintenance from the last meeting.

VI. ARC REPORT

Fred Reich, ARC chair discussed the ARC report.

- A. Total number of violations was not given by EPM prior to the meeting.
- B. 1881 Biscayne Blvd, fence approved.
- C. 1991 Pine Ranch Dr, approved 1 week storage of RV in driveway, in September.
- D. 9365 Stonehurst Ct, request for approval for pool installation.

- a. Currently, ARC is awaiting a discussion with the BOD and lot owner to provide an update to the requested information regarding the drainage plan.
- b. Discussion from community members present regarding drainage concerns.
- E. 9356 Vandivere final notice sent for trailer, owner reached out and Chris Morton spoke with owner, working to find solution with tenant.
 - a. Final notice fines not going forward at this time, due to proposed plan.
 - i. Owner needs to be actively fixing issue or fines will be initiated.

VII. DRAINAGE REPORT

Chris Morton gave drainage update as chairman.

- A. Discussion regarding the retention pond clean-up on all five pond berms 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 made, awaiting contact with contractor to schedule the completion of project.

VIII. OLD BUSINESS

No old business was scheduled to be discussed.

IX. ADDITIONAL COMMENTS

Chris Morton Discussed Board Resignations of Josh Huston and Kirsten Olman.

- a. Chris asked for members looking to serve on the board to contact the BOD.
 - i. Election would be temporary until the annual meeting.
 - ii. Solicited volunteers for the ARC.
 - iii. Solicited volunteers for the drainage committee.
 - iv. Discussed the forming of a roads committee.
- b. Chris Gist volunteered to join a committee; the BOD will determine which committee is in the most need of help.

X. ADJOURNMENT

There being no further business the meeting adjourned at 7:35 p.m. adjournment

These minutes were approved by the Board of Directors.

Bradley Minot, Secretary