

**Biscayne Point Homeowners Association**  
**Annual Member Meeting**  
**November 14, 2023**

**Minutes**

1. **Welcome** – Meeting called to order by President Chris Morton, at 6:35pm
2. **Roll Call/ establish quorum** – Quorum established with 45 owners being represented in person or by proxy.
3. **Verification of Notification** – Proof of notice was posted in accordance with Florida statutes.
4. **Acceptance of Previous Minutes** – November 2022 annual membership meeting minutes were accepted by BOD with no edits.
5. **President's comments – Chris Morton** - Discussions included but not limited to; the transition to a new community management company Panhandle Property Group, welcome committee made improvements to the gazebo to include adding stairs, signs and tree trimming, opening of four CDs for additional interest revenue for reserve accounts, late assessments were reduced significantly, irrigation @ entry repaired, creation of violation policy letter.
6. **ARC Update – Luis Nunez** - stated there were no application pending at this time.
7. **Contracts – Chris Morton** - For pond maintenance; ongoing berm control, weed treatments, drainage solutions.
8. **Financial Update – Jon McLeod** of Panhandle Property Management reviewed the ytd Balance Sheet, P&L . **Chris Morton** stated the association was very nearly on budget for 2023, perhaps slightly over due to the extensive drainage repairs.
9. **Presentation for Proposed 2024 Operating Budget – Chris Morton** presented the 2023 budget beside the proposed 2024 budget for each line item comparison/discussion. The vote on the proposed budget was deferred until the new directors were elected.
10. **Election of Directors** – At this time, three members terms have expired; Chris Morton, Grant Niehus, Fred Reich. From the floor, nominations were for Dale Elavatorski and Kim Meyer. The remaining members are **Brad Kronsbein, Brad Minot, Mandy Gist, Jimmy Taylor & Brian Burt.**
11. **Old Business – Brad Kronsbein** began discussing the issue of the deteriorating 98 fence now being the responsibility of the association. He was able to obtain two estimates for wood replacement which ranged from \$42,000-\$58,000. The association does not have the funding available at this time and noted a special assessment may be an option in the future. Also mentioned was the possibility of sound barriers to be erected by the county which are already in place in near by communities. Regardless, the fence must continue to be maintained to extend the

life to include owners residing along the fence must make sure the easements are clear from overgrowth and debris which the BOD may intern, conduct regularly scheduled inspections.

**12. New Business -**

- i. Approval of 2024 Budget** – Directors voted unanimously to approve the briefed 2024 budget.
- ii. Turnover of Association documents** held by Chris Morton to be stored by another BOD member.
- iii. Committee for a work party** for entrance holiday decorations will post information on the community Facebook Page.

**13. Adjournment – Meeting was adjourned at 8:14pm**