

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes

April 9, 2018

The meeting was called to order at 1830

Board Members:

- * Mr. Tyrel Gibson (President)
- * Mr. Bobby Jarsky (Vice President)
- * Mr. Sean Medsker (Secretary)
- * Mr. Mike Klickovich (Board Member/ARC Chair)
- * Mr. Brian Jenner (Board Member/ARC Co-Cahir)
- Mr. Tyler Tracy (Treasurer)
- * Mr. Samuel De La Rosa (Board Member)
- Mr. John Anderson (Board Member)
- Mr. Dave Brown (Board Member)
- Mr. Bryan Lucas (ARC)
- Mr. Bob Cinato (ARC)
- * Ms. Marilyn Thompson (Etheridge Property Manager)
- * Mr. Dan Wakley (HOA Guest)

* Denotes person was in attendance

Approval of Minutes: Last month's meeting minutes were approved unanimously.

Financial Report

The board reviewed the financial report provided by Marilyn Thompson and Ethridge Property Management. The report provided substantial information, but it was noted that there was some information that was not needed on the report. As well, it was noted that we need to show the breakdown of amounts in different funds (e.g., road fund, drainage fund). It was noted that this report lacks specific dollar amounts for specific funds (i.e. road fund, drainage fund, etc.). As well, the report now identifies HOA members who have not paid annual dues.

The old banking account has been closed and the new account (associated with Etheridge) has been opened. Thus, all finds have now been moved to the new account.

13 HOA members were identified as still not paying annual dues. The deadline for HOA dues was January 31, 2018. Obviously, these members are grossly late on their payments. Fines and interest will be charged in accordance with the HOA covenants. The HOA will ensure letters are sent as another reminder and to ensure there has not been an error. Actions will be taken to ensure these HOA members are held accountable.

ARC (Mike Klickovich)

A driveway extension was approved for 1983 Biscayne Blvd. (Jon and Melissa Estrada).

Multiple notices have been sent to residents identifying covenants violations. While there has been some unrest about this, there have been some noticeable changes (for the better).

Residents yards will be a high-interest item this spring. Thus, yards that are not in accordance with the covenants or display an unattractive appearance can expect to be highlighted.

Mr. Dan Wakley (HOA Guest) addressed the board explaining that residents may not be aware of all the covenants as there has been multiple changes. He also questioned the manner in which the changes to the covenants were made. It is worth noting that the latest version of the Biscayne Covenants was put into place on March 2012; thus, has been in-place for over six years. This guidance is located on HOA website: <http://biscaynepointe.homestead.com/>

Drainage Committee (Brian Jenner)

The board will arrange for land grading to create a swale in the common area (co-located with the parking for the neighborhood beach area) to allow proper drainage of this area. Cost for this should be \$1,500.

The sump-pump near the beach access area is broke. The mechanical issue has been identified as the float switch. The board is working to get this fixed.

Brian Jenner is actively pursuing a project to improve drainage on Biscayne Blvd. The project will do three things:

- Place a swell running parallel with the road towards the south end of Biscayne Blvd.

- Clean out the water retention pond on Biscayne Blvd.

- Clean out culvert on the east side of Biscayne Blvd at the intersection of Biscayne Blvd and Lilge Circle.

Brian Jenner has now obtained two quotes and will obtain one more. The Drainage Fund is currently \$15,000; thus, minus the \$1,500 for the swale in the parking area, there will be a total of \$13,500 for this project. If there are funds left after this work is accomplished, the HOA Board may take action to improve drainage in the Biscayne Blvd loop.

Website (Lead – Kristen Jenner)

NSTR

Entrance Committee

NSTR

Beach Area Access Committee

The wooden walkway that leads to the bridge that goes out to the beach gazebo is deteriorating. The board is planning to pay \$1,250 to have a sidewalk installed at this location.

Old Business

To address the traffic concern brought up at the February meeting by Mrs. Giselle Alvarez (resident who lives on Vandivere), a mirror will be installed on the entrance island to give traffic entering Biscayne from Vandivere a better view of traffic heading north. As well, the stop line, where cars must stop when entering Biscayne from Vandivere, will be moved forward (towards the intersection) approximately 10 feet. This will allow cars the ability to move up farther into the intersection and better see traffic on Biscayne.

The spring neighborhood yard sale will take place on Saturday, April 28, 2018.

The HOA Board will have all 10 stop signs in the neighborhood replaced in the near future. This is due to the current signs and posts being in such bad disrepair. The posts will be the standard steel U-Channel Posts. The cost will be \$1,247.

There was recently an accident on Highway 98 that damaged the wooden privacy fence that runs parallel to Highway 98. The portion that was damaged is west of the neighborhood entryway. Marilyn has looked into this; the driver's insurance of who hit the fence should be covering the damage.

New Business

There was recently an accident on Highway 98 that damaged the wooden privacy fence that runs parallel to Highway 98 (a car ran into the fence). The portion that was damaged is west of the neighborhood entryway. Ms. Marilyn Thompson has conversed with USAA (driver's insurance company) on this matter. There is an active claim in the process and Marilyn will be getting quotes for the repairs.

The next board meeting will be held on Monday, May 7, 2018 (1830) at Mr. Bobby Jarsky's home – 2040 Pine Ranch Dr.

The meeting was adjourned at 1951.