

**BAY POINT COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD
MONDAY, SEPTEMBER 13, 2021 AT 5:30 PM
BPCA CONFERENCE ROOM
MINUTES**

IN ATTENDANCE:

Doug Arent, Jo Ann Day, Samantha Dring, Dan Matthews, Walt Rankin, Anita Scott, Catherine Seltzer-Mitchell, and Jen Shook

In Attendance by Phone:

Kevin Lynn, MVC, and Jose Velez

Absent: Linda Corcoran

Also in Attendance:

John Townsend, Esq., Debra Haydn, GM & Recording Secretary, and David Renneker, Comptroller

PLEDGE OF ALLEGIANCE:

Dan Matthews invited the Board, and all in attendance, to stand and recite the Pledge of Allegiance.

CALL TO ORDER:

Dan Matthews called the meeting to order at 5:30 PM.

MEETING RECORDED BY:

Jen Shook, streaming live on FB, Walt Rankin, audio recording

QUORUM:

A quorum was confirmed by Doug Arent, Secretary.

APPROVE AGENDA:

MOTION: By Catherine Seltzer-Mitchell to amend and approve the Agenda to include BayTown Development Update to New Business item C, and add item E., Appoint Officers, second by Walt Rankin and unanimously approved.

APPROVE CONSENT AGENDA:

MOTION: By Walt Rankin to approve the Consent Agenda, second by Jo Ann Day and unanimously approved.

FINANCE COMMITTEE REPORT: Catherine Seltzer Mitchell

The Finance Committee met on August 31st

- David Renneker reported on the financials as of July 31, 2021. Consolidated cash balances totaled \$1.9 million with a year-end projected cash balance of approximately \$1.8 million. Expenses continue to track under budget.
- Legend Place has submitted a proposal for CAM and Accounting services to BPCA. The proposed contract is a standard contract used with other BPCA sub-associations.
MOTION: By Jo Ann Day to enter into the management contract with Legend Place for CAM and Accounting services effective October 1, 2021, second by Walt Rankin, and unanimously approved

REPORTS:

BAY POINT WEST: Walt Rankin

Walt Rankin reported BP West has issues with property owners who are not taking care of their property in accordance with BP Rules & Regulations, and ignoring notices from Roads and Grounds or the ARC committees to comply. Because of this lack of compliance BP West contacted a lawyer to review their governing documents and render an opinion regarding the status of the homeowners association. His opinion is BP West has the authority to levy fine and enforce payment of fines by the lien process. He is also of the opinion that owners who intentionally ignore notices and letters regarding compliance issues that these owners should be taken to court to allow a judge to explain expirations of owning a home in a community with rules & regulations and the consequences of not abiding by them. The lawyer also indicated that he could not state that BP West is a Florida 720 organization, and that could be answered only by a judge. The bottom line is he did reinforce that BP West has the authority we need to carry out their chartered duties. An opinion letter was requested and BP West expects it soon.

- ARC Liaison: Walt Rankin:
 - The committee continues to approve most of the requests it receives. Walt reminded owners to make sure they submit all needed information requested to allow the committee to approve their request
 - The Committee continues to meet on the first and third Tuesday of the month.
- Canal Liaison: David Renneker
 - The Canal Association is still waiting for approval on the dredging permit which was submitted over a year ago.
- Community Events: Linda Corcoran - No Report
- Communications: - No Report
- Governing Docs: Walt Rankin
 - Meetings are scheduled on a weekly basis on Thursday at 1:00 PM
 - The committee continues to update and revise the BPCA rules and BPW rules.
- Information & Technology: Walt Rankin

- Work is continuing to transferring the BPCA email system from IONOS to Goggle webmail.
- The BPCA website was offline for a few days, but it is now up and running. Some owners have experienced issues trying to login after the down period and receive an error message that they need to reset their passwords. A link has been added to the page to help you do this.
- Infrastructure Liaison: Dan Matthews
 - Works continues with Anchor CEI and GAC to find options to reduce the cost of the new Resident's gate. Changes will be incorporated into the design and we hope to receive the new drawings soon.
 - After the proposed savings are calculated a revised cost should be received by September 24th.
- Security Liaison: Jim Moore
 - For the first time since Hurricane Michael, Jim is spending more time training staff then recruiting staff. The recently increased wage increase has helped tremendously.
 - Monthly testing has commenced and accuracy rates have improved dramatically.
- Stakeholders Liaison: Doug Arent - No Report

Dan Matthews did give a short history of the stakeholders and the status of the current agreement, including all members are current in paying their quarterly dues. The contract runs for one calendar year and will need to be revisited for the 2022 year. John Townsend has a fully signed copy of the 2021 agreement.
- Community Garden: Reggie Breault
 - Because David Chapman intends to develop the Marina View Park parcel, this will be the last season for the garden. The water has been shut off so there is no growing currently going on.
 - Dan Matthews thanked Reggie and others who worked hard to rebuild bringing the garden back after Hurricane Michael. The garden will be missed.

General Managers Report: Debra Haydn

Debra Haydn reported coordinating quarterly meeting for 3 sub-associations she provides CAM services for this month. One of these associations is working on their third meeting this month. The Bar 72 gate was fixed last Friday. Multiple calls for repairs to this gate occurred this month. A faulty power cord was ordered and a temporary refurbished cord has been placed in the gate twice until the new cord arrives. The Reflections has been rebuilt and a new heat proof box has been installed. This should resolve the heat related failures this gate has recently experienced. Additionally a "bridge" was installed to shoot the internet signal from the BPCA office to the gate, so the modem located in the reflections gate is no longer needed. This gate frequently is hit by lightning and the modem usually is rendered useless. Since installing the bridge we have not had this problem.

NEW BUSINESS:

- A. Discuss Policy for Owners Decals Pertaining to Properties with Extinguished Governing Documents Who Do Not Wish to Participate in Revitalization.

A discussion was had with no resolution. A secondary discussion was had regarding issuing RFIDs to contractors and others at an annual rate of \$100. This discussion was tabled until more research could be done.

- B. BPCA Annual Meeting Date - February 12, 2022

MOTION: By Walt Rankin to accept the February 12, 2022, date at the annual meeting date, second by Catherine Seltzer-Mitchell

- C. Update from BPCI Committee & BayTown Development

Catherine Seltzer-Mitchel gave an update regarding the BPCI proposed complex for the Marina View Park property. BPCI has requested a zoning change to allow the building height of one-hundred (100) feet. Their application states the expected height would not exceed seventy-five (75) feet. The new owners of the BayTown property have posted notice of a proposed zoning change on their property. No hearing date has been mentioned, possibly late September. Dan Matthews added the artist rendition shows five (5) buildings, a new post office building and an additional retail building.

- D. BPCA Bank Resolution - Check Signers

MOTION: By Jo Ann Day to update the current Bank Resolution removing the names of board members no longer on the board and adding Samantha Dring to the current Linda Corcoran and Catherine Seltzer Mitchell as check signers, second by Walt Ranking and unanimously approved.

- E. Appoint Officers - Jen Shook

Jen Shook requested the board to reelect officers due to the impending departure of the President of the board. The motion was not well received by the President as the facts of the matter were based on speculation.

OLD BUSINESS:

- A. Resident's Gate Update

Dan Matthews said he included this information in his Infrastructure report earlier in this meeting.

ADJOURNMENT:

There being no additional business, Dan Matthews adjourned the meeting at 6:36 PM.

Respectfully Submitted
Doug Arent, Secretary