

**BAY POINT COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD
JANUARY 19, 2021 AT 5:30 PM
BPCA CONFERENCE ROOM**

MINUTES

IN ATTENDANCE:

Don Connor, Jo Ann Day, Denise Hindes, Dan Matthews, Walt Rankin, Carl Selph, and Bill Wanner

By Phone:

Linda Corcoran, and Jose Velez,

Absent:

Keith Connor, and Kevin Lynn, MVCI

Also in Attendance:

Debra Haydn, AGM & Recording Secretary and David Renneker, Comptroller, and John Townsend, BPCA Legal Counsel

Meeting Recorded By:

Walt Rankin, Jimmy Thompson, and Jen Shook indicated she was recording, but was Live Streaming on FaceBook, which is not allowed according to statutes.

PLEDGE OF ALLEGIANCE:

Bill Wanner invited the Board, and all in attendance, to stand and recite the Pledge of Allegiance.

CALL TO ORDER:

At 5:00 PM Bill Wanner called the meeting to order.

QUORUM:

A quorum was confirmed by Jo Ann Day, Secretary

RESIDENTS' COMMENTS:

During this time, Till Bruett, handed out a document to all board members and then read it in its entirety. (See attachment "Bay Point Improvement Plan")

APPROVE AGENDA:

MOTION: By Carl Selph to approve the Agenda, second by Dan Matthews and unanimously approved.

APPROVE CONSENT AGENDA:

MOTION: By Dan Matthews to approve the Consent Agenda, second by Walt Rankin and unanimously approved.

FINANCE COMMITTEE REPORT:

Denise Hindes reported on the following:

- The Committee met on 1-11-21 at 3:00 PM
- Dan Matthews discussed progress on the proposed Residents' Gate project. A plan to clear cut the roots from pine trees prior to installing the sidewalks. The drainage system from the firehouse thru the gate needs to be reinstalled as well
- November financials, accounts receivables were reviewed and intent to lien letters were discussed
- Drainage work adjacent to 452 Wahoo was reviewed and recommended for approval
- The 2020 Audit Completion was received and will be mailed with the annual meeting packets
- The Committee recommends that Homeowners who are delinquent since 8-30-19 lose rights to vote and RFID privileges
- All gates are operational except yelp and controller arm on the large steal gate at Thomas Drive, the controller is on order
- BrightView Landscape Contract evaluated for renewal on 2/1/21

PRESIDENTS REMARKS:

Bill Wanner reported the following:

No written remarks were received for this meeting. However, Mr. Wanner stated that USPS announced packages without PO Box numbers on the label will be sent from the Churchwell facility to the Bay Point contract Post Office (32411). Our Post Office staff has been trying to identify every parcel received without a PO Box number to get it to the correct owner. However, the USPS does not approve of this practice and will not allow it to continue as it is not an official practice of the USPS. This new process for packages will likely be observed for 1st class mail in the coming months.

REPORTS:

- **BP West :** Walt Rankin
 - Since weeds are dormant the Roads and Grounds committee is now focusing on house number visibility
- **ARC Liaison:** Walt Rankin
 - Continues to meet and approve projects
- **Canal Liaison:** Mike Williams
 - Still waiting for dredge permit
 - Bob Ginn, Sea Wall Chair was able to have broken or hazardous boat lifts removed or repaired/replaced
 - The Waterfront & Canal annual meeting will be in June 2021
- **Community Events:** - No report
- **Communications** - Dan Matthews
 - There are now approximately eight hundred members on the baypointflorida.org website; many have learned how to use the comments section
- **Governing Docs:** Debra Haydn - No Report
- **IT & Technology:** Dan Matthews - No Report
- **Infrastructure Liaison:** Dan Matthews
 - A meeting at the Resident's Gate decided to clear-cut tree roots and verify the extension of the walls on the Bay Point property
 - Road lights are owned by Golf Power. Each pole has a tag number. Please report issues to the office along with the pole tag number so that pole can be reported to Golf Power for servicing

- Complaints regarding potholes on Wahoo have been taken to Panama City Beach as it is their responsibility to complete the repair work. DRMP is working with them to resolve these issues as soon as possible
- Drainage work at 448 and 452 Wahoo is in progress; SCE conducted a survey to correct the issue that causes water to back up into these homes by diverting the water to the canal. An estimate of \$10,450 was received
MOTION: By Dan Matthews that the board approve the SCE Proposed work order, dated September 9, 2020, regarding the named project “Wahoo Road Cul-De-Sac Drainage Improvements” in the amount of \$10,450, second by Carl Selph and unanimously approved.
- **Security:** Carl Selph
 - Speeding is up and enforcement is up, but overall speeding is down
 - Illegal parking citations are down from recent numbers, however, illegal parking is a key enforcement activity, especially contractors not using cones or flashing lights
 - Issues with community youth are up. That includes mischief, riding golf carts, etc. Hopefully with school back in session there will be a decrease in these activities
 - Dan Matthews suggested when flags are at half-staff a notification should be placed on the website to explain why the flags are at half-staff. This will be coordinated through the BPCA Office and Security
- **Stakeholders:** Don Connor/Bill Wanner-
 - A new contract proposal has been written for 2021 and has been sent to the stakeholders for review. A contract for 2021 is anticipated no matter what happens with the golf course and BayTown properties
- **Naval Support Activity:** Dean Resch - No Report
- **Community Garden:** Reggie Breault - No Report
 - In response to Dan Matthews, Reggie confirmed it is time to renew and pay for garden plots. Each plot is \$30 and can be paid at the BPCA office

GENERAL MANAGER’S REPORT: Debra Haydn, Acting GM

- Annual packets are in process and should delivered to the Post Office Thursday evening if all goes according to plan

NEW BUSINESS:

A. Consider Suspension of Voting Privileges for Parcels with Past Due accounts

MOTION: By Denise Hinds, Treasurer, to suspend the voting privileges for parcels with past due amounts effective 8-31-19, according to the attached list, a letter and statement will be sent to owners, second by Jo Ann Day, and unanimously approved.

MOTION: by Denise Hinds to suspend RFID privileges for parcels with past due amounts effective 8-31-19 according to the attached list, a notice and right to appeal will be sent to owners, second by Jo Ann Day, and unanimously approved.

ADJOURNMENT:

At 7:15 PM a **MOTION:** By Dan Matthews to adjourn, second by Jo Ann Day and unanimously approved.

Respectfully Submitted,
 Jo Ann Day, Secretary