

BAY POINT COMMUNITY ASSOCIATION
ANNUAL MEETING OF MEMBERS
SATURDAY, FEBRUARY 20, 2021 10:15 AM

Sheraton Panama City Beach Golf & Spa Resort
4114 Jan Cooley Drive
Panama City Beach FL 32408

IN ATTENDANCE:

Bill Wanner, President and Chairman of the meeting, Carl Selph, 1st Vice-President, Security Chairman and BPCA Board Member, Linda Corcoran, 2nd Vice-President and BPCA Board Member, Denise Hinds, Treasurer and BPCA Board Member, JoAnn Day, Secretary and BPCA Board Member, Dan Matthews, Infrastructure Committee Chairman and BPCA Board Member, BPCA Board Member, Dan Matthews, Walter Rankin, BP West/ARC Liaison and BPCA Board Member and Kevin Lynn, MCVI Representative.

ALSO IN ATTENDANCE:

Debra Haydn, BPCA Acting General Manager, David Renneker, BPCA Comptroller, Charles Landers, CPA, Saltmarsh, Cleveland & Gund, John Townsend, Esquire of the Firm of Hand Arendall Harrison & Sale.

CALL TO ORDER:

At 10:15 AM the meeting was called to order by Bill Wanner.

QUORUM CHECK AND BALLOTING CLOSING:

A quorum consisting of 361 proxies and 68 additional in person, totaling 429 in attendance. Balloting was closed by Bill Wanner.

APPROVAL OF 2019 MINUTES

MOTION: By the membership to approve the 2019 Annual Meeting Minutes, second by an unidentified member and unanimously approved.

TREASURY REPORT:

Denise Hinds, Treasurer, reported that 2020/2021 year's exam and account inspection. Ms. Hinds reported that Dave Renneker has reduced our accounts receivable to less than 25% by streamlining financial procedures and practices and in strengthening our internal control. Mr. Renneker was able to secure \$159,570.00 from the Paycheck Protection Program, it kept our work force employed and these funds are forgiven and there are no taxes to pay. End of year Audit showed our operating funds for our Infrastructure Fund was \$46,000.00 in the red, this included the \$98,720.00 undone parking from Hurricane Michael. The Auditors were given financials; they indicated that BPCA's financials are in good order.

MOTION: By Denise Hinds to Apply 2020 excess membership funds over membership expenses to the fiscal year 2021/2022 and was second by Dan Matthews and unanimously approved.

PRESIDENT REMARKS:

Bill Wanner, Board President, thinks the needs of the financial health of BPCA continues to be strong, there are no annual assessment necessary currently. The Annual Audit by an independent Auditor was clean with no substantive issues.

The Board pulled us into a strong community focused on bettering the community, each person brought their talents and committed their time freely to make a positive difference in Bay Point. Don Conner and Jose Velez are moving forward.

There are twenty-two associations within Bay Point, each has a team of volunteers who offer their time and hours to help manage their association making Bay Point a great place to live.

SECURITY REPORT:

Carl Selph, Security Chairman introduced Jim Moore, Director of Security and Asem Giawashi, a member of the security force. Mr. Selph recalled in 2020 security faced the challenges of labor shortage but was able to be fully staffed, due to our high-tech level of recruiting, putting "help wanted" signs at every gate. All security members currently undergo background checks, DMV records check and drug screening prior to employment and random drug screening throughout the year.

A new Patrol Truck was purchased this year to replace the 2015 truck with 155,000 miles on it.

Mr. Selph said the gates are continuing to be a source of complaints from people and board members. Roy Gorries/Regan has provided us with a more skilled and more knowledgeable gate technician, and we have noticed a tremendous movement.

Mr. Selph stated that our security force is employed to provide the service to our residents and a partial level of security. He reminded residents if there is an issue that requires law enforcement, you can call the Sheriff's office or security and they can call the Sheriff's office for them.

Door Dash has been stopped from entering inside the community because their drivers believe that we cannot stop. They are running from our security officers, in one case speeding in Bay Point West at 53 miles an hour. We expect people that are invited into this community to comply with our rules.

1ST VICE-PRESIDENT REPORT:

Carl Selph, 1st Vice-President report deals with social media, not a big fan of social media. Much of the social media posts are not factual, talking about the critical complaints and facts that tend to be relayed in those complaints. They are only about half true because they do not have all the information.

INFRASTRUCTURE REPORT:

Dan Matthews, Infrastructure Chairman, Infrastructure Committee began to transition with a new support contract, BPCA contracted with DRMP to provide project management and internal consultation services for the planning of infrastructure in our community. They will embark on many projects. Among them are the resident's gate and the construction. Moving the Gate House back into the community about 100 feet to remove the sewage there off Delwood Road and on to Bay Point property. The sewer and water lines that run underneath Bay Point Road at the entrance will be removed and replaced with PCV, compliant with code and compliant piping. Terracotta piping is currently used which have broken below ground leaking sewage as well as wastewater underneath the road. BPCA will ask five (5) or six (6) vendors to bid on this job. The Legend Hill gate was refurbished, new paint, roofing, siding, and landscaping to the guard house and into the neighborhood entrance.

Storm drains received much attention, BPCA funded over 100 storm drainage and road repair projects for a total expense of more than 250,000.00.

Hurricane Sally inundated the entire panhandle of Florida with three days of winds more than 85 miles per hour and 16.72 inches of rain. BPCA was overwhelmed as the breaching of Wahoo storm drains, the canal wall outlets were submerged and unable to flow smoothly. Hurricane Sally repairs, several large projects will require to fix the damages and the cost caused by the Hurricane.

Legend Lakes required removal of 300 feet of collapsed roads and drainpipes; this has been repaired.

Incomplete grading on a Wahoo cul-de-sac requires laying of storm piping. The draining water on top of the cul-de-sac and breaching one home will be a major expense and is currently under way.

Currently there are several projects ongoing and maybe at the end of the fiscal year we will approve the Resident's gate reconstruction.

QUESTIONS & COMMENTS FROM THE FLOOR:

- Dick Witter, 429 Wahoo Road, addressed why nothing was said about the golf course discussion. Reason for coming to the meeting is for you to let us know where it stands and what is happening.
- Elizabeth Mossad, 111 Legend Lakes, addressed about the landscaping, would like to have palm trees replaced on her road.
- Michelle Morros, 117 Legend Lakes, questioned about the golf course, will the private equity company present themselves so we can ask questions?
- Dan Matthews, Board Member, commented about the renderings of what the new gate house will look like having pictures in the back of room and in the lobby.
- Lynn Yarbrough, 333 Wahoo Road, commented that she was part of the project for plantings using the money raised from the Witch's Ride.

ELECTION RESULTS:

Bill Wanner announced the newly elected Board Members are Catherine Seltzer-Mitchell, Samantha Dring and Walter Rankin.

ADJOURNMENT:

There being no further business, Bill Wanner adjourned the meeting at 11:55 AM.