

**BAY POINT COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD
MONDAY, August 9, 2021 AT 5:30 PM
BPCA CONFERENCE ROOM
MINUTES**

IN ATTENDANCE:

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

In Attendance by Phone:

Doug Arent, Linda Corcoran, Kevin Lynn, MVC, Walt Rankin,

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

QUORUM:

A quorum was confirmed by Jo Ann Day.

PRESIDENT'S REMARKS: Dan Matthews

Reported a conversation he recently had with the Florida State Police regarding people driving All-Terrain Vehicles (ATVs) on Bay Point roads. He learned ATVs are not legal to drive on Florida roads including Bay County. Should the police observe an ATV being operated on Florida roads they will confiscate the vehicle and issue the driver a ticket for breaking Florida Law. Jim Moore has been asked to write a Bay Point rule regarding this issue and to work with the Governing Docs committee to incorporate it into the BPCA bylaws.

Dan also restated the BPCA policy regarding employees publishing articles without prior vetting through the BPCA general manager.

APPROVE AGENDA:

MOTION: By Samantha Dring to approve the agenda, second by Jo Ann Day and unanimously approved.

APPROVE CONSENT AGENDA:

MOTION: By Catherine Seltzer-Mitchell to approve the Consent Agenda including amended minutes from the July BOD meeting, second by Jo Ann Day and unanimously approved.

FINANCE COMMITTEE REPORT: Catherine Seltzer Mitchell

The Finance Committee met on June 24st

- The Comptroller reported on the BPCA Financials as of June 30, 2021. The consolidated cash balance totals \$2.2 million. Expenses continue to track under budget.
- Liens have been filed on seven (7) properties totaling \$33K.
- GVIII and Legends Place have approached BPCA to provide CAM and financial services. A proposal should be ready for discussion at the next Finance Committee meeting.
- The Road Impact form and communications were shared with residents. The new collection process will begin on September 15th.
- Queensberry residents have requested BPCA to replace the fence between Queensberry and the Sanctuary. The Infrastructure Committee will gather estimates and present them at a future board meeting.

REPORTS:

BAY POINT WEST: Catherine Seltzer Mitchell Deferred to Steve Hord, BPW President to report

- Bob Murray is now the chairman of the ARC committee
- BP West is working with BPCA to updated current owner information to update their Smartwebs program. Smartwebs is a computer program they are using to track ARC projects and violations.
- Four (4) of the palm trees along the Wahoo fence have died. These trees have been replaced and we will make sure they have enough water.
- BP West meetings video can be found on the BPCA website.
- ARC Liaison: Walt Rankin reported
 - The Committee continues to meet on the first and third Tuesday of the month.

- Many applications have been received missing information and must be denied. Owners are encouraged to refile these applications with the needed information and supporting material samples or colors.
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- Canal Liaison: David Renneker
 - They are still waiting for approval on the dredging permit which was submitted over a year ago
 - A regular quarterly meeting of the Canal Association should be called sometime in September.
 - No issues to report, however, a lift was hit by a boater traveling too fast and lost control. The owner of the lift has identified the boater and has contacted his insurance to determine the damage.
- Community Events: Linda Corcoran
 - Working with the women's club to plan more activities, some ideas are a walking group, gardening focus activities, and more social events.
 - The last concert will be next Friday evening, movie events will be next.
- Communications: - No Report
- Governing Docs: Walt Rankin
 - The committee now has eleven (11) members
 - Meetings are scheduled on a weekly basis on Thursday at 1:00 PM
 - The goal is to have one set of rules for both the BPCA and BP West
- Information & Technology: Walt Rankin - No Report
- Infrastructure Liaison: Walt Rankin read Dan Matthews report
 - Stormwater drainage repairs from 906 Cobia to the fourth hole on the meadows is in progress. Currently waiting for piping to be delivered
 - A sinkhole in the roadway along 367-369 Wahoo Road is in progress, due to a Stormwater drain collapse.
 - Other areas of concern are 105-107 Marlin Circle, rainwater collects in driveways, 347-349 Wahoo Road, rainwater covers road,
 - Infrastructure team met with Anchor CEI, SCE, DAG, and GAC to discuss ways to reduce the project cost at the Residence's gate. Plans will be revised accordingly.
 - Estimates will be collected on the Queensberry fence replacement
- Security Liaison: Jim Moore
 - Security is still hiring and they have seen an improvement in the quality of candidates since the starting pay was increased.
 - Jim also answered questions from a board member regarding the format of the monthly statistics.
- Stakeholders Liaison: Doug Arent - No Report

- Community Garden: Till Bruett reported for Reggie Breault, all plots are full and things are going well.

General Managers Report: Debra Haydn

September 1st the Annual Assessment will be mailed to all owners. Included in the packet is the call for self-nominations for the BPCA Board. There will be six (6) seats open for election at the February 2022 Annual Meeting. She is working with the new Post Office building design committee to assure the building has exactly what is needed in the new building. The current plan is to build the new building and move directly into it without moving first into a temporary space. Debra announced Lagoon Towers, Dragon's Ridge and Golf Cove have all had board meetings this month for which she provides CAM services for.

NEW BUSINESS:

A. Consider Engagement of a Land Use Attorney

Dan Matthews opened a discussion about the necessity to hire a land use attorney to work with BPCA during the Marina View Park rezoning process attempt. John Townsend spoke about the importance of having an attorney who specializes in this area, as he does not. He indicated he had a conversation with David Theriaque of Theriaque & Spain, whose firm focus is in the areas of land use, zoning, local government, environmental issues, and other related fields. He said Mr. Theriaque would review our case documents at no charge. Mr. Townsend said Mr. Theriaque may not be available for the August 17th hearing but would send a qualified partner to represent the BPCA's objectives and concerns. Mr. Townsend said Mr. Theriaque would charge \$600/hr., and could have partners help with the case who bill at lower rates of \$450/hr. and \$225/hr. All board members were given an opportunity to communicate their thoughts and discuss specific areas of concern or emphasis.

MOTION: By Linda Corcoran to enter into a contract with David Theriaque, of Theriaque & Spain to provide legal representation during the Marina View Park rezoning & development process, second by Walt Rankin and unanimously approved.

B. Consider Wahoo Fence Proposal

Jen Shook presented a proposal for the Wahoo Fence Beautification (*attached to minutes*)

MOTION: By Jen Shook for BPCA to approve and match funds up to \$15,000 with BPWest, second by Catherine Seltzer-Mitchell.

After extensive discussion and consideration of multiple aspects of this project,

MOTION: By Jen Shook to table this motion until more information is gathered, second by Walt Rankin, and unanimously approved.

C. Dragon's Ridge Road Fence

Dan Matthews reported there is a fence behind the Queensberry HOA in the Legends Lake side of Bay Point that was destroyed by Hurricane Michael. Till Bruett is the Queensberry President and has requested, on behalf of the HOA, to have the fence replaced. Mr. Bruett reported their HOA is okay with replacing the fence with the same

type of chain link. Dan Matthews said he would collect bids for the fence and report back to the board at the next meeting.

D. Fill Board of Directors Vacancy

Ballots were distributed to the board members to select one candidate to fill the A-4, Waterfront and Canal seat for the remainder of the year ending on the Annual Meeting date in February 2022.

David Renneker, BPCA Comptroller, tallied both votes.

The results from the ballot tally: *(attached to minutes)*

Ronald Dubin	1 vote
Denise Hinds	3 votes
David Hubbard	1 vote
Jose Velez	4 votes
Benny Whitehead	0 votes

A second vote was taken to meet the majority of the nine (9) present board members *(attached to minutes.)*

Denise Hinds received four (4) votes from Samantha Dring, Anita Scott, Catherine Seltzer-Mitchell, and Jen Shook.

Jose Velez received five (5) votes from Doug Arent, Linda Corcoran, Jo Ann Day, Walt Rankin, and Dan Matthews.

Jose Velez received the majority vote and will serve until the February 2022 Annual Meeting.

OLD BUSINESS:

A. Resident's Gate Update

Dan Matthews reviewed a list of suggested changes to help lower the cost of the Resident's gate renovation project.

- No trees removed
- Will not widen exit side
- Will not remove the entire road, alter entrance side
- Will move the gate back 100 feet
- Will repair broken sewer pipe
- No pavers, asphalt only
- Will take five (5) months to complete
- Revised drawings by the end of August
- Secure Contract to present to the board at a future meeting

- Jen Shook volunteered to be the liaison for the gate project.

ADJOURNMENT:

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

Respectfully Submitted
Doug Arent, Secretary