

**BAY POINT COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD
Tuesday, October 11, 2022, at 5:30PM
BPCA Conference Room
MINUTES**

IN ATTENDANCE: Samantha Dring, Walt Rankin, Debbie Rush, Jen Shook, Zack Seltzer, Doug Arent

IN ATTENDANCE BY PHONE: Kevin Lynn, Jose Velez

ABSENT: Patrick Green, Justin Gorman, Catherine Mitchell

ALSO IN ATTENDANCE: John Townsend, Esq., Debra Haydn, CAM, David Renneker, Comptroller, Nancy Culp, Recording Secretary

CALL TO ORDER:

Samantha Dring called the meeting to order at 5:30 PM.

MEETING RECORDED BY:

BPCA, Video

QUORUM:

A quorum was confirmed by Samantha Dring, First Vice President.

APPROVE AGENDA:

Walt added an agenda item under new business, use of dolomite in repairs.

MOTION: By Walt Rankin approve the edited agenda, second by Jose Velez and unanimously approved.

APPROVE CONSNET AGENDA:

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

FINANCE COMMITTEE REPORT: Zack Seltzer

The finance committee met Thursday September 29th.

- Consolidated cash balances as of 8/31 totaled \$1.6 million
- Accounts receivable as of 8/30 is \$64,000.
- Infrastructure projects:
 - No financial changes with previously approved infrastructure projects.
 - No new infrastructure projects to be approved.

PRESIDNET REMARKS: Samantha Drink for Catherine Mitchell

They are making progress on the new post office. Once the new building is complete and the post office moves, they will tear down that building and start the condo project. The Sheraton has sold and is now names Blue Green Bayside Resort & Spa. Self-nominations are due October 15th for the BPCA Board seats A-1: Single family dwellings (Units 1-1A, Non-Canal), A-4: Waterfront and Canal Association, and C: Bay Point Road Multi Family Area (Golf Cove, Golf Villas I, II III, Marina Club).

REPORTS:

- Bay Point West: Jen Shook
 - Bay Point West had a board meeting September 22nd at 5:30 in the BPCA conference room. They voted to move forward with fines for 1515 Trout and 157 Marlin. She reported that there was dissatisfaction among new residents when dealing with the BPCA office.
 - ARC met with Jason Myler to discuss a rule change that will be spoken about later in new business.
 - On average ARC receives twenty-five to thirty-five requests per month and most are immediately approved.
- Canal Liaison: Justin Gorman (Absent)
 - David Renneker reported that Bob Ginn and Jack Kennedy went around and looked at the previously sanctioned lifts. One of the three sanctioned lifts has been removed, one should be done within the next few weeks.
- Community Events: Debbie Rush
 - Witches Ride is Saturday, October 22nd.
 - Trick or Treating will take place Monday, October 31st from 5-8:30PM.
 - There are dinners each Thursday at Bar 72, you must make reservations.
- Governing Docs: Walt Rankin
 - The restated rules were sent back to BPCA from the attorney that was helping with this project. There will be a Board Meeting Thursday October 20 at 1pm to discuss these further.
- Information & Technology: Patrick Green (Absent) – no report.
- Infrastructure: Kerry McLane
 - Kerry McLane gave updates on ongoing projects. The full infrastructure report is attached with all updates (attachment #1)
- Security Liaison: Samantha Dring for Jim Moore
 - The number one problem of Bay Point Security is still kids on golf carts, electric bikes, scooters, and other fast moving low silhouette vehicles.
 - We continue testing our security officers on hurricane procedures.
 - We are a service organization, we jumpstart vehicles, help you up if you fall, watch your house when you are out of town and provide welfare checks when needed.
 - The full report is attached (attachment #2)
- Stakeholders Liaison: Doug Arent
 - Stakeholders met on September 15th to discuss the proposed agreement. They decided that we need a more accurate count of people coming through the gate for percentage purposes in the agreement.

GENERAL MANAGER REPORT: Debra Haydn

- The buyback agreement for the Nissan truck has been completed. The surrender of the truck is scheduled for October 19th.
- BPCA has been working with Gorrie Regan to get the reflections gate fixed. There have been multiple bad sensors directly from the manufacturer. They have also replaced the foam strips along the bottom of the gate arms. There will be a full assessment of our gates done in October.
- Debra met with the general managers from Marriott and Blue Green Bayside Resort (formally Sheraton) for updates on the sale of the property. As of right now nothing is changing in the day-to-day operations of the resorts. Bay Point owners are welcome to come eat at the restaurants on property. The only thing that BP Owners are not permitted to do is use the pool. They do have day passes available for pool use.

- BPCA met with Jim Slonina from Panhandle engineering to look at areas of concern and we are waiting to hear back from him with his recommendations.

NEW BUSINESS:

A. Queensberry Land Gift

Queensberry Ltd. has offered to gift us the land by the lift station in Queensberry. BPCA already does lawn maintenance on this property.

MOTION: By Jose Velez to move forward with due diligence of phase one survey and title search and accept the gift of the Queensberry land contingent upon the title being free and clear with no liability to Bay Point, second by Walt Rankin and unanimously approved.

B. Pond Maintenance

The board discussed the ponds that BPCA is currently paying for. They decided to keep everything as is for now but start the conversations with the owners of each pond.

C. Rule Change Regarding Metal Roofs

Jason Myler came to the last ARC meeting and discussed different types of metal roofs. The full rule is attached (attachment #3)

MOTION: By Walt Rankin to approve the new fence rule as presented, second by Debbie Rush and unanimously approved.

D. Use of dolomite for infrastructure repairs:

SE Dirtworks has used dolomite when they make repairs to the drainage system on property for years. Once fixed with dolomite they are back within 18 months to 2 years. The acidic rain that we get here dissolves dolomite. Aggregate is what should be used.

MOTION: By Walt Rankin dolomite is inappropriate for use in Bay Point and I move that the Board prohibit its use in any future repairs, second by Jose Velez and unanimously approved.

OLD BUSINESS:

A. BP West Homes with Violations

MOTION: By Samantha Dring to levy a fine per Section 720.305(2), Florida Statutes, against Hughes, Patricia I, the owner(s) of 1515 Trout Lane, BAY POINT UNIT 1, LOT 435, for violation of the BPCA Covenant and Restriction #32 Unsanitary or Unsafe Property Conditions. The Violations include but are not limited to an unkempt yard, missing fascia boards, stucco damage, stained and damaged stucco, and debris on the exterior of the home. The violation existed from 3/28/2022-10/11/2022. I move that the Board approve a fine of \$100 for 10 days of 6/15/2022 through 6/25/2022, for a maximum aggregate fine of \$1,000.

I further move to suspend use rights for Hughes, Patricia I, the owner(s) of this property per Section 720.305(2)(a), Florida Statutes, to restrict RFID access for 30 days, for the same violations.

I further move that written notice of the foregoing fine and suspension of use rights be provided by the BPCA Manager to the owner(s) with at least 14 days' notice of an opportunity for a hearing before the BPCA Fine and Suspension Committee.

I further move to initiate pre-suit mediation with the owner(s) regarding the same violation per Section 720.311, Florida Statutes, and that the BPCA association Attorney be authorized to prepare and deliver the statutory offer to participate in pre-suit mediation to the owner(s), second by Jen Shook and unanimously approved.

MOTION: By Samantha Dring to levy a fine per Section 720.305(2), Florida Statutes, against Campbell, Mark Robert, the owner(s) of 157 Marlin Circle, BAY POINT UNIT 1, LOT 151, for violation of the BPCA Covenant and Restriction #32 Unsightly or Unsafe Property Conditions. The Violations include but are not limited to an unkempt yard with weeds and dead grass. The violation existed from 2/14/2022-10/11/2022. I move that the Board approve a fine of \$100 for 10 days of 6/15/2022 through 6/25/2022, for a maximum aggregate fine of \$1,000.

I further move to suspend use rights for Campbell, Mark Robert, the owner(s) of this property per Section 720.305(2)(a), Florida Statutes, to restrict RFID access for 30 days, for the same violations.

I further move that written notice of the foregoing fine and suspension of use rights be provided by the BPCA Manager to the owner(s) with at least 14 days' notice of an opportunity for a hearing before the BPCA Fine and Suspension Committee.

I further move to initiate pre-suit mediation with the owner(s) regarding the same violation per Section 720.311, Florida Statutes, and that the BPCA association Attorney be authorized to prepare and deliver the statutory offer to participate in pre-suit mediation to the owner(s), second by Jose Velez and unanimously approved.

ADJOURNMENT:

MOTION: by Walt Rankin to adjourn the meeting at 7:23 PM.