

**BAY POINT COMMUNITY ASSOCIATION, INC.**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**Monday, April 17, 2023, at 2:00PM**  
**BPCA Conference Room**  
**Minutes**

**IN ATTENDANCE:** Catherine Mitchell, Walt Rankin, Zack Seltzer

**IN ATTENDANCE BY ZOOM:** Samantha Dring, Terry Nadeau, Kevin Lynn, Jen Shook, Doug Arent, Denise Hindes

**ABSENT:** Justin Gorman, Jamie Ferrell

**ALSO IN ATTENDANCE:** Julia Maddalena, Esq, Debra Haydn, CAM, Nancy Culp, Recording Secretary.

**CALL TO ORDER:**

Catherine Mitchell called the meeting to order at 2:00 PM.

**MEETING RECORDED BY:**

BPCA, Zoom Video

**QUORUM:**

A quorum was confirmed by Debra Haydn, CAM.

**APPROVE AGENDA:**

**MOTION:** By Walt Rankin to approve the agenda, second by Kevin Lynn and unanimously approved.

**NEW BUSINESS:**

1. Final Review and Edit of BPCA Rules & Regulations

The Board went through the edits and questions turned in by homeowners on the draft restated rules.

The attorney who has been helping with this project, Julia Maddalena, spoke to some of the legal questions that were brought up. There were concerns that the restated rules did not comply with Florida statute. Julia explained that when our Bay Point documents were founded the Florida Statutes were not as strict as today's Statutes and because of that we can follow our documents versus the current statutes.

The final edit will be presented at the next Board Meeting for approval.

**ADJOURN:**

**MOTION:** By Walt Rankin to adjourn the meeting at 4:21 pm, second by Doug Arent and unanimously approved.