

BAY POINT COMMUNITY ASSOCIATION, INC.
REGULAR MEETING OF THE BOARD OF DIRECTORS
Monday, March 6, 2023 at 5:30PM
BPCA Conference Room
Minutes

IN ATTENDANCE: Catherine Mitchell, Samantha Dring, Jen Shook, Walt Rankin, Zack Seltzer, Justin Gorman, Terry Nadeau

IN ATTENDANCE BY ZOOM: Doug Arent, Jamie Ferrell, Kevin Lynn

ALSO IN ATTENDANCE: Julia Maddalena, Esq, Debra Haydn, CAM, David Renneker, Comptroller, Nancy Culp, Recording Secretary, Bill Pergolini

CALL TO ORDER:

Catherine Mitchell called the meeting to order at 5:30 PM.

MEETING RECORDED BY:

BPCA, Zoom Video

QUORUM:

A quorum was confirmed by Debra Haydn, CAM.

PRESENTATION: Alee Development and Bay Point Post Office - Bill Pergolini

Bill Pergolini presented renderings of what they currently have planned for the Alee Development. The current plans show that there will be a two-story parking deck, 5 buildings with 12 units each, retail space below the units, and a clubhouse with shared office space for people who work from home. The club will be available to Alee owners, there will also be club memberships available to purchase. They are currently working with their attorney to finalize their condominium documents. Once they are finalized, they will be made available to the public. They will not allow short term rentals. Units will be launched during the Billfish Tournament in June

There was a delay in construction due to refinancing the loan. Refinancing caused a 30-day stop on the project. In this time, they decided to hire a new contractor for the remaining work on the Post Office building. Post Office construction should be done June 1st. FPL has to redo the electrical for the entire area before anyone can move into the buildings.

APPROVE AGENDA:

MOTION: By Walt Rankin to approve the agenda, second by Samantha Dring and unanimously approved.

APPROVE CONSENT AGENDA:

MOTION: By Walt Rankin to approve the consent agenda, second by Samantha Dring and unanimously approved.

REPORTS:

A. President - Catherine Mitchell

a. Procedure to fill vacant BOD seat

Debbie Rush resigned her seat on property

- Letter to go out to property owners in the designated geographic area.

- Deadline to submit self-nomination is Monday, April 3rd.

- Per Bylaws, Article Seven, Section K, the remaining BOD will elect a new Board member at the April 10th Board Meeting

- "Vacancies in said Board of Directors shall be filled by a vote of a majority of the remaining members of the Board of Directors for the balance of the year."

- The board seat will then be open for nominations/owner voting at the 2024 annual meeting for the remaining two years of the existing term.

b. Elect BPCA Board Secretary

MOTION: By Samantha to nominate herself as secretary, second by Walt Rankin, and unanimously approved.

B. Finance - Jamie Ferrell

Finance committee met Wednesday February 22nd. Consolidated cash balances as of 1/31/23 totaled \$2.5 million. Accounts receivable as of 1/31/23 is approximately \$125,000.

a. Approve bank resolution

Catherine, Jamie, Zack and Debra as authorized signatories

MOTION: By Walt Rankin to approve the bank resolution as presented, second by Zack Seltzer and unanimously approved.

C. Infrastructure - Terry Nadeau

Terry Nadeau gave updates on ongoing projects. Full Infrastructure report is attached to the minutes. (Attachment #1)

D. Liaison

a. BPWest and ARC - Walt Rankin

ARC is approving 6 to 8 applications per meeting.

The houses previously submitted to BPCA by Roads and Grounds did not follow the Bay Point West rules. The Fines and Suspensions committee met and dismissed the fine, suspension of use rights and pre-suit mediation for two of the properties.

b. BP Canal - Justin Gorman - no update

E. Committee

a. Security - Zack Seltzer - Working on implementing the new gate system. a 50% invoice was received last week. We are working with security to figure out peak hours. Billfish tournaments will bring more traffic into the community. We will make sure security has a schedule of events so that everything moves smoothly.

b. Communications - Jen Shook

Jamie and Jen met with Nancy last week to discuss the AppFolio launch. Unfortunately, AppFolio was not ready to launch on March 1st as originally discussed.

Electronic voting update - there are several options, prices vary from \$2,000-\$15,000. We need to wait until AppFolio is fully implemented to proceed with electronic voting.

c. Stakeholders - Doug Arent

There was a huge discrepancy in the traffic count from John Warren's counters and the data collected by BPCA Security. Catherine spoke to John today about different ways to get an accurate count. Catherine will call a stakeholders meeting soon.

F. General Manager - Debra Haydn

-BPCA Canal Board had a meeting last week, Dragon's Ridge, Golf Villas 3 and Golf Cove annual meetings are in the works.

-BPCA annual meeting was a success.

-Fines and Suspensions hearing - six properties were sent to this committee on February 23rd, two were overturned by the committee.

-AppFolio - we did not go live March 1st as originally planned. We have spoken to AppFolio about doing a financial remigration into the system. Once that happens and we are ready to go live, we will send out information on our website, repost this information to Facebook, post sandwich boards around property, and have informational fliers available at the post office.

OLD BUSINESS:

A. Review Draft Amended and Restated BPCA Rules

Catherine has met with ARC and the canal board.

The board of directors went through and discussed the draft of the restated rules.

Catherine will update the document and send it out. The board agreed to post them to the BPCA website for owner feedback.

NEW BUSINESS:

A. Property With Violation - Consider Fine and Pre-Mediation

MOTION: By Walt Rankin to levy a fine and proceed with pre-suit mediation for Edward A. Hines and Andrew A. Pace owners of 359 Wahoo Road, second by Justin Gorman and unanimously approved.

MOTION: By Walt Rankin to initiate pre-suit mediation for Edward A. Hines and Andrew A. Pace owners of 359 Wahoo Road, second by Justin Gorman and unanimously approved.

B. MRTA Annual Review / Action - There are no properties that will need to be addressed until 2025.

ADJOURNMENT:

MOTION: by Walt Rankin to adjourn the meeting at 7:58 PM, second by Zack Seltzer and unanimously approved.