

BAY POINT COMMUNITY ASSOCIATION, INC.
REGULAR MEETING OF THE BOARD OF DIRECTORS
Monday, June 12, 2023, at 5:30PM
BPCA Conference Room
Minutes

IN ATTENDANCE: Samantha Dring, Zack Seltzer, Doug Arent, Jamie Ferrell, Walt Rankin, Terry Nadeau, Justin Gorman

IN ATTENDANCE BY ZOOM: Jen Shook

ABSENT: Kevin Lynn, Catherine Mitchell, Denise Hindes

ALSO IN ATTENDANCE: Julia Maddalena, 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, Zoom Video

QUORUM:

A quorum was confirmed by Debra Haydn, CAM.

APPROVE AGENDA:

MOTION: By Walt Rankin to approve the agenda, second and amended by Jen Shook to move the rules to the top of the meeting agenda, unanimously approved.

APPROVE CONSENT AGENDA:

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

REPORTS:

- A. President – Samantha Dring for Catherine Mitchell
 - a. Management company & staffing update – the board is still in an exploratory phase, the meetings with the management companies were for information gathering purposes, no discussion will happen tonight.
 - b. Golf Villas I, II and III – Catherine met with two of the Presidents from the Golf Villas to walk the properties, we are still working with John Townsend and there are still a few questions that need to be answered before the agreement can be presented to the board for review.
- B. Finance – Jamie Ferrell
 - Consolidated cash and equivalents as of 4/30/23 \$2.3 million and accounts receivable as of 5/24/23 is \$254,000.

- a. FPL Lighting Proposal will be discussed in new business.
- b. BrightView Proposal - to finish the landscape replacement from the hurricane. The hurricane hit almost 5 years ago, and no landscape work has happened. The work outlined in this proposal would finish the landscaping at all the gates. This would put us over budget for this current year.

MOTION: By Walt Rankin to approve the Brightview landscaping proposal for \$19,860, second by Zack Seltzer and unanimously approved.

C. Infrastructure – Terry Nadeau

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

D. Liaison

- a. BPWest and ARC – Walt Rankin
 - i. ARC requests continues to be steady.
 - ii. BPW Annual Meeting will be held August 19th in the BPCA Conference Room.
- b. BP Canal – Justin Gorman
 - i. There was a coyote in the canal, other than that there is nothing to report.

E. Committee

- a. Security – Zack Seltzer
 - i. Still waiting for the gate system materials to come in. We should have an update tomorrow.
 - ii. Bay Point has been working with the organizers of Billfish to help with parking.
 - 1. The Thomas Drive gate will be open for owners and their guests during The Billfish Tournament.
 - 2. We have created parking passes for the sub associations to help identify owners who are authorized to park in these lots.
 - iii. BPCA is working to hire new security employees, currently extremely understaffed.
- b. Communications – Jen Shook - no report.
- c. Stakeholders – Doug Arent
 - i. The Stakeholders had a meeting last month. There are action items from that meeting, John Warren can make his own decisions, the other stakeholders have to go back to their corporate structures for approval before anything can be finalized.

F. General Manager – Debra Haydn

- a. We have come up with parking passes for the sub associations with parking lots. We are handing them out to the Presidents of each association. Towing will be enforced during Billfish, most of the sub associations are contracting with White's towing.
- b. We have an ad out to hire people for billfish specifically and an additional ad out on Indeed to hire part-time and full-time employees for security.
- c. Golf cart registration was May 21st. We registered over 100 carts at the event. We have a revised waiver that will be talked about during new business.
- d. Jim's retirement party was on May 31st. A big thank you to Robin Stutts for making the Bay Point tumbler for him.

- e. We have had a ton of people hitting the gates. When the gate comes down and hits a car, it breaks the LED lights. We do charge the people who hit the gate for property damage. We have received bills from Gorrie Regan ranging from \$165 - \$1,270 to fix this type of gate damage.
- f. Debra has been working with Walt Rankin and Jim Penny to organize the Bay Point West annual meeting. The first notice will go out this week for the August 19th meeting.

OLD BUSINESS:

A. Consider Revised Amended and Restated BPCA Rules

- a. Jen questioned page 16 it says, "Architectural Rules and Regulations of Bay Point West". The point of the revision was to make the rules cover the entirety of Bay Point.
MOTION: By Jen Shook to approve the rules with the addition of "and Bay Point Community Association" to the Architectural review section, second by Justin Gorman and unanimously approved.

Later in the meeting the board revisited the discussion about the rules to discuss driving age of a golf cart. Florida law currently allows 14 year olds to drive golf carts. This law is supposed to change soon and will mimic the law to drive a vehicle. You must be 15 with a permit and an adult with you or 16 a valid driver's license With that in mind the board discussed adding language to the rules and the waiver letter that will change the driving age as the law changes.

MOTION: By Walt Rankin to edit the rules and update the waiver to state "the minimum driving age shall be automatically revised to conform to Florida Law as amended from time to time." second by Samantha Dring and unanimously approved.

B. Revised Golf Cart Waiver

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

C. FPL Light Selection

The board previously discussed updating all of the lighting throughout Bay Point. They looked at the three options and voted by show of hands on the three options. No board members voted for Victorian, Walt Rankin voted for EPTC, Samantha Dring, Zack Seltzer, Doug Arent, Jamie Ferrell, Walt Rankin, Terry Nadeau and Justin Gorman voted for Vizcaya.

MOTION: By Samantha Dring to approve FPL lighting upgrade to Vizcaya lights, second by Zack Seltzer and unanimously approved

NEW BUSINESS:

No new business was discussed.

ADJOURNMENT:

MOTION: By Walt Rankin to adjourn the meeting at 6:41 pm, second by Samantha Dring and unanimously approved.