

BAY POINT COMMUNITY ASSOCIATION, INC.
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS
Saturday, February 10, 2024
BPCA Conference Room
Minutes

IN ATTENDANCE: Catherine Mitchell, Jamie Ferrell, Terry Nadeau, Justin Gorman, Jen Shook, Doug Arent, Denise Hindes, Bob Fletcher , Jim Penny

ABSENT: Zack Seltzer, Kevin Lynn

ALSO IN ATTENDANCE: John Townsend, Esq, Lee Waller, CAM, Nancy Culp, Assistant CAM.

CALL TO ORDER:

Catherine Mitchell called the meeting to order at 12:02PM.

QUORUM:

A quorum was confirmed by Catherine Mitchell.

APPROVE AGENDA:

MOTION: By Bob Fletcher to approve the agenda, second by Jim Penny and unanimously approved.

ELECTING OFFICERS:

President -

Denise Hindes nominated Catherine Mitchell for president, second to Jen Shook. Catherine accepted the nomination.

MOTION: By Denise Hindes to elect Catherine Mitchell by acclamation, second by Bob Fletcher and unanimously approved.

First Vice President -

Catherine Seltzer nominated Jamie Ferrell for First Vice President, second by Bob Fletcher. Jamie accepted the nomination.

MOTION: By Bob Fletcher to elect Jamie Ferrell by acclamation, second by Jim Penny and unanimously approved.

Second Vice President -

Denise Hindes nominated Jen Shook for Second Vice President, second by Terry Nadeau. Jen accepted the nomination.

MOTION: By Bob Fletcher to elect Jen Shook by acclamation, second by Jamie Ferrell and unanimously approved.

Treasurer -

Jim Penny nominated Denise Hinds for Treasurer, second by Bob Fletcher. Denise accepted the nomination.

MOTION: By Jim Penny to elect Denise Hinds by acclamation, second by Bob Fletcher and unanimously approved.

Secretary-

Denise Hinds nominated Doug Arent for Secretary, second by Bob Fletcher. Doug accepted the nomination.

MOTION: By Denise Hinds to elect Doug Arent by acclamation, second by Bob Fletcher and unanimously approved.

Committee

The president of the association, Catherine Mitchell appointed the following committee chairs:

Finances - Denise Hinds

Infrastructure - Zack Seltzer

BPW/ARC - Jim Penny

Canal - Denise Hinds

Security - Bob Fletcher

Communications - Jen Shook

Stakeholders - Doug Arent

Landscaping - Bob Fletcher

NEW BUSINESS

a. Clinebells -

The Clinebell's did extensive work on their property to improve drainage. They were told by prior BPCA employees that they would be reimbursed for a little over \$6,000 for part of their project that was in our easement. A few months ago the board approved to pay them back if they signed an easement agreement. The board was under the impression that their work tied into the bPCA drainage. It does not tie in at all. At the last infrastructure and finance meeting, the committees discussed having them sign a more simple form saying that if the new drainage system fails, BPCA is not liable to fix it.

MOTION: By Bob Fletcher to approve reimbursing the Clinebells with acceptance letter second by Denise Hinds, unanimously approved.

b. Panhandle Engineering CCTV WO #2:

This work order is to CCTV the new list of problem areas. The board previously asked panhandle to get a quote from GCUC for this work due to the high rate from Mainline Construction. GCUC submitted a proposal, but it was higher. This proposal does not include vac trucks.

MOTION: By Bob Fletcher to accept work order #2 as presented, second by Denise Hinds and unanimously approved

c. GVI Use & Maintenance Agreement Landscaping Proposals

There was a use and maintenance agreement drafted and presented to Golf Villas 1, 2 & 3. So far Golf Villas 1 is the only one who has signed the agreement. United Landscape

Services has sent in 3 different proposals for how to clean up the area in front of Golf Villa I. Each proposal includes the demolition of the current shrubs.

1 - Clear everything, lay pinestraw and install matching plants

2 - Go back with bermuda sod

3 - Go back with pinestraw only.

MOTION: By Jen Shook to go with option number 1 shrub demo, pinestraw & matching plant install, second by Bob Fletcher, unanimously approved

d. Proposal for RFID

Lee Waller presented a proposal to order 1,000 new RFID stickers. The board discussed options of increasing the price that everyone pays for the RFID stickers including but not limited to homeowners, renters and marina slip holders.

MOTION: By Bob Fletcher to approve the RFID proposal, second by Denise Hindes and unanimously approved.

MOTION: Bob modified his motion: to say that anyone who pays an annual assessment will not have to pay for RFIDs, any non assessment paying member will pay \$25 per RFID

ADJOURNMENT:

MOTION: by Bob Fletcher to adjourn the meeting at 1:01pm, second by Denise Hindes and unanimously approved.

Respectively Submitted by,

Nancy Culp

Meeting Minutes were approved by a unanimous vote on the 11th day of March, 2024.