

***Kelly Pointe Homeowners Association, Inc.***

***Board of Directors Meeting***

***09/12/2016 – 7:00 p.m. – Nocatee Town Center (Small Meeting Room)***

**BOARD MEMBERS PRESENT** Isaac Smolko  
Michael Lucenti  
Carrie Bennett

**MANAGEMENT PRESENT** L. Denise Wallace – CAM, President of BCM Services, Inc.  
Matthew Ciupak- CAM, Vice President of BCM Services, Inc.

**CALL TO ORDER** Meeting called to order at 7:00 p.m.

**ESTABLISHMENT OF QUORUM** Quorum established

**NOTICE POSTED** Posting of notice in compliance

**APPROVAL OF MINUTES** Minutes from the Board Meeting on 5/16/2016 were reviewed. Isaac made a motion to approve the minutes and Michael second the motion, approved 3-0.

**COMMITTEE REPORTS**

**ARB**

- 245 Princess Drive’s Back Yard Fruit Tree- This ARB denial was appealed to the board. Both the ARB members and the owner had an opportunity to discuss and clarify the request. After discussion and clarification, the board voted to grant the request. Carrie made the motion, Michael second the motion, and the motion passed 2-1 with Isaac voting against it.

**FINANCIAL**

- Discussed current cash position
- Several members currently have small balances on their account; those balances will remain on their accounts until paid in full.
- Board would like BCM, anytime they have a mailout to remind members that starting in 2017, dues will be paid annually on January 1 of each year.
- 2017 Budget was reviewed as presented. Isaac made a motion to approve the budget and Michael second the motion, approved 3-0.

**NEW BUSINESS**

- JEA Water Pressure for Irrigation- Several homeowners are having a hard time with the pressure for the water that is used to run their irrigation system. Management will look into this issue and even invite someone from JEA to the annual meeting in November.
- The board would like a sign to be put up at the Golf Cart Trail currently being built in back of the neighborhood. Trucks are using this golf cart trail as their own private road. BCM will speak to the CDD about this request.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:10 PM.