



Board Meeting Agenda

March 4, 2020

1) Update on Living Beach Project

- a) Recommendations from City of OBA – Woody Speed, Environmental Scientist
 - i) Reviewed recommendation from OBA Env Scientist. Recommendation is to start building the beach up from the seawall outward where there is wetland vegetation growing behind the seawall. Sand would cover over the seawall in areas where there is no wetland vegetation. Sam gave group notice that a couple of residents have volunteered assets to assist with the construction of the living beach. Woody Speed would like to amend the application and proceed to gaining the permit to start work. Speed provided an email stating the BPCA would not be held liable if the wetland vegetation did not survive after constructing the living beach area.
 - ii) Board members discussed procuring some concrete rubble to use as the base of the jetty structures. Board agreed to store the concrete on property until ready for use with area marked off to protect members from hazards.
 - iii) Sam Spencer suggested the designation of a project manager for the construction of the living beach and suggested we get new pricing on the rip-rap, sand, and costs to install these materials. Grant Nichols volunteered as the project manager and all were agreeable to getting new prices as suggested.
 - iv) Once the application has been approved, construction would begin immediately thereafter.
 - v) Board members discussed needed repairs to the existing pier. Discussed option to inspect the pier and decide if pilings were needed before installation of the jetty and sand in this area. Krya Jackson, Kevin Sinyard and Dave Empfield agreed to conduct the inspection of the pier and make suggestions regarding immediate repairs and future repairs.

2) Pavilion Update

- a) Kemko made transition repair on 2/28/20
- b) Recommendation: Wait until the next rain to see if the repair solved in the leaking issue
 - i) Rain on the day of the meeting revealed on small leak on the northwest wall of the building. Grant Nichols contact Kemko to request they complete the repair before any money is released for payment for the pavilion. Board members agreed with this action. Sam Spencer suggested we provide a water hose so the installers can test the area when the next repair is made versus waiting for the next rain.

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c) Electrical Work

i) Jeff Brooks has run conduit and is in process of running wire for the outlets

(1) Conduit and boxes have been installed. Jeff is waiting on the purchase of fans and lights for installation.

ii) Lighting and Fans to be purchased

(1) Sam Spencer will order lights and fans for installation to be completed in approximately three weeks.

3) Easter Egg Hunt Planning (All)

a) Sponsor –

i) Kellie Thornton volunteered to be the sponsor for the Egg Hunt. Kellie will assemble a committee to pull together this event.

b) Determination of Prizes

c) Items to purchase for event

4) July 4th Celebration Planning (All)

a) Sponsors

i) All Board Members will serve as a sponsor in some areas.

b) Entertainment

i) Tentatively booked Doc Johnson. Sam asked Board Members to recommend another other entertainment to consider.

ii) Lee & Kellie Thornton will head up the cook team and assemble a committee to assist. This committee will provide information on pre-sale of pork shoulders, plate lunches and drink sales.

iii) Kyra Jackson expressed concern that it seemed there was a great deal of work and expense put out for this event last year and we didn't raise a lot of money. Board members expressed the July 4th event should be considered more of a community relations event than just a fund-raising event. Feedback from last year's event was very positive and seemed to have brought the community together. Kyra was agreeable that the event was a success and wanted to know how the other board members felt about the event and understood that as a fundraiser we didn't seem to be raising as much money.

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5) Community Yard Sale

- a) March 14th
- b) Use of building/property
 - i) Event was asked for and organized by Melanie Klaas. Event will be held in the park weather permitting. Residents will have a designated space to sell their yard sale items. Residents will be required to remove any items that are not sold. Board members agreed this was a good event for the community and would support this effort.

6) Review Board Roles and Responsibilities Document (Sam and Dave)

- i) Dave Empfield asked Board Members if they were happy about the way we were running projects and handling matters within the community. The Board has designated areas or zones for each board member to oversee. No board members objected to how things are being managed within the association.

7) Review Accounting Practices SOP (Dave)

- i) Dave Empfield made a proposal on bidding out jobs such as building cleaning, yard maintenance, etc. Proposed practices included getting a minimum number of bids per job, having a structured bid process, creating a fair awarding process, etc. The Board agreed with Dave's recommendations. Dave will type up his proposal in a standard procedure for final review by the board and present at our next board meeting.

8) Revisit Building Cleaning Plan (Grant)

- i) Grant Nichols brought a proposal to the Board to reconsider the cleaning schedule for the BPCA Building. The building was rented on 2/22 for an event and the cleanliness of the building was not satisfactory. The monthly cleaning schedule is not meeting the needs/requirements of the building. Grant suggested opening up a bid to have the building cleaned weekly. Sam suggested that we follow Dave's recommended bid proposal process. Suggestions were considered to provide specific cleaning dates/times to ensure the building would be cleaned following each bingo night, ready for the weekend if rented, and that bidders needed to have some flexibility in scheduling if there were other needs for cleaning. The Board agreed to open the bids for a weekly cleaning schedule.

9) Financial Review

- i) Dave Empfield reviewed monthly expenses, revenue, and savings information.

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10) Water Heater

- i) Dave opened account with gas company and requested service to switch electric water heater to natural gas. Grant Nichols will contact John Hall to get work scheduled to install water heater and gas lines.

11) Power for Boat Launch & Update

- i) Dave Empfield is working with City and Baldwin EMC to get the power turned on at the boat launch.
- ii) Guardian Technologies will be onsite tomorrow to install the actuators on the gate and install the controls. GT also has the software and RFID tags for vehicles.
- iii) Sam has requested decals for trailers.
- iv) Estimated time to implementation is March 31

12) Enhancement Opportunities in the Community

- i) Working with the City to address dilapidated structures utilizing the nuisance condemnation process.
- ii) One rental residence has been declared a public nuisance and will be torn down due to being uninhabitable.
- iii) Currently compiling a list of ditch drainage issues throughout Bear Point to present to the City.

13) Five Year Plan

- i) Sam Spencer asked all Board Members to be talking with residents and bringing ideas for our 2 to 5 Year Plan.
- ii) This plan will capture the community enhancements that we would like to see in take place in Bear Point.
- iii) Currently compiling a list of community enhancements to propose to the City of Orange Beach such as:
 - (1) Moving utilities underground in areas outside of the flood zone
 - (2) Landscaping near the park
 - (3) Updated street signage
 - (4) Period lighting

Meeting was adjourned at 6:30PM.