



BIRCH PARK BEACH

HOMEOWNERS ASSOCIATION

P.O. BOX 480383
Fort Lauderdale, FL 33348-0383
<https://birchparkbeachhoa.org>

Board of Directors Meeting
March 14, 2023 6:00 PM
Virtual Meeting via Google Meet

MINUTES

- I. **Call to Order:** Brian Donaldson, President, called the meeting to order. In attendance: Kim Couto, Dean Myerow, Brian Donaldson, Sharon Tiberio, Jeff Scholes and Jorge Werlang. Not in attendance: Gustavo Sorgente, Robert Eldredge and Donna Greene.
- II. **Roll Call:** Roll was called, and it was determined that a quorum was present.
- III. **Approval of Minutes:**
Motion made by Sharon, seconded by Jeff, to approve the Revised Meeting Minutes of the Board's February 13, 2023 meeting. In a voice vote, the Motion passed unanimously.
- IV. **Opening Comments:** paused and moved to President's update.
- V. **Treasurer's Report - Sharon Tiberio:**

Balance	\$33,603.64
Activity since last meeting:	
Debits - payment to Jeff S (OOP website expenses)	\$132.00
Credits/Deposits	\$ 0.00
- VI. **Vacation Rental Committee - Brian Donaldson:**

HOA Standards

Brian addressed that he and Donna completed the Vacation Rental Standards and Guidelines, he submitted the document via email. The Board was asked to review and provide feedback via email. In a voice vote, a motion was made by Sharon for conditional approval pending email review, seconded by Jorge. In a voice vote, the Motion passed unanimously.

Review completed by email:

 - Brian, no changes
 - Kim, no changes
 - Jeff, no changes
 - Gustavo, reinforce a couple points even more :
 - House needs to be registered or it will be reported
 - Maximum guest capacity to be enforced
- VII. **Website - Jeff Scholes:**



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Jeff notified the Board that he added the “news/announcement” section we requested. The website is now complete and the social accounts for both Instagram and Facebook have been established.

- Website: <https://birchparkbeachhoa.org/>
- Instagram: <https://www.instagram.com/birchparkbeachhoa/>
- Facebook: [Birch Park Beach HOA Facebook](#)

The Board additionally addressed branding options with the logo Jeff created on the HOA website. We would like to add the logo to all agendas and meeting minutes. Additionally, Kim suggested including branding on signs and possibly Board Member name tags. Jeff will share logos and Kim will work on signage and name badges.

An additional idea presented by Jeff (via email) with regard to branding, to create Welcome Packets for new HOA members including the policies and social accounts we established along with maybe HOA logo stickers or sunglass cleaners.

VIII. Council of Civic Associations:

Gustavo attended the Council of Fort Lauderdale Civic Associations (CFLCA) meeting on March 14, 2023. He provided an update via email:

- Marty Kiar, Broward County Property Appraiser came to speak . He reviewed most of the property tax exemptions you can read about on the website (BCPA.net). Two interesting conversations were:
 - There is a strong focus in his administration on stopping title fraud and wrongful homestead exemptions, mainly to deter rental owners from speculating.
 - As the property prices rise, how will the government bring that surplus back to the community? He said his job is to set the property values, not to define taxes. He derived that question from the Mayor who has two options to consider: reduce the tax thresholds OR give more money to fund city projects. This topic is worth a follow up given the property prices.
- Board voting: All Board members renewed without challenge.
- PPP initiatives: A lot of interest in Public Private Partnership but no ordinances or regulations exist.
- A committee was assembled to coordinate with the City to make PPP ordinance suggestions. Gustavo is on the committee. He has some experience with Private Partnerships from his work at Cisco. He will keep the Board posted.
- Multiple events: The City welcomes events but there is a lack of coordination which creates traffic chaos. The City will be required to have a coordination plan for future events.

IX. Biennial Board Elections:

Brian stated that elections have traditionally been held in odd years and we should get back to that schedule now that COVID restrictions have been lifted. Additionally, Brian shared that we have a new Election Chair, George Heuser, who lives on NE 16th Court. Elections will be held by email to avoid duplicate voting and is for dues-paying members only.



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Brian and George are going to meet in the next few weeks to accommodate a June election. A motion was made by Sharon, seconded by Kim, to approve George as the new Election Chair. In a voice vote, the Motion passed unanimously.

X. Waste Container Program:

Brian suggested going street by street with stick-on numbers and placing them on any garbage cans that currently do not have numbers. If the street captains are unclear as to who the unnumbered cans belong to they should talk to the neighbors. Board will need to select a date for this project.

XI. Membership Annual Meeting & President's Update: Brian Donaldson

Brian shared that we will be announcing a few items at the meeting as follows:

- HOA is 100 years old
- Website and Social Accounts
- Vacation Rental Standards

Attendees will include: *(we are currently determining exact titles and the order of presenters)*

- Police
- Fire & Rescue
- Commissioner
- Mayor

Additionally there will be tables for refreshments (cookies, water and sodas) as well as for Air & Sea Show passes and wristbands to be distributed. Brian will send out an email teaser by March 15. We will need to estimate the number of attendees so we might ask for street captain outreach following the email.

XII. Membership: Not discussed.

XIII. Board Members' Comments: Sharon provided an update on the Special Magistrate meeting earlier this morning. The vacation rental owner has been granted a 6 week extension which is roughly until the end of April. Fortunately, the Magistrate listened to all residents who spoke and reviewed the emails that were submitted. The Magistrate asked several questions and addressed numerous concerns. He suggested that the Parking, Building and Code Enforcement departments need to be better aligned to handle this issue. Sharon will notify the Board if there is another meeting. No additional comments from Board Members were made.

XIV. Adjourn: 7:15 pm

IMPORTANT DATES - Board Meetings:

May TBD for online/virtual meeting

June 6th at Beach Community Center

July TBD for online/virtual meeting

September, October & November TBD but all at Beach Community Center

Submitted by Kimberly Couto, Secretary



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2022-2023 Board Members & Positions

14th Court: Gustavo Sorgente
15th Street: Kimberly Couto, *Secretary*
15th Court: Dean Myerow
16th Street: Brian Donaldson, *President*
16th Court: Sharon Tiberio, *Treasurer*
16th Place: Donna Greene, *Vacation Rentals Chair*
17th Street: Jeff Scholes, *Website Chair*
17th Court: Jorge Werlang, *Vice President*
18th Street: Robert Eldredge, *Social/Membership Chair*