

PPOA BOARD OF DIRECTORS MEETING
January 14, 2015
THE POINT CLUBHOUSE

The meeting was called to order President, Steward Nethery at 6:00 p.m.

Present Board: Steward Nethery, John Ferguson, and Kathy Melton representing The CAM Team.

Homeowners Present: Sharon Griffin and Dianne Pevonka (Unit 320), Margaret Hansen (Unit 318), Ron Mills (Unit 324), Hedy and John Fenton (319), Randy Warren (325), and Ed Kroviak (329).

MINUTES: A motion was made by John Ferguson and seconded by Steward Nethery to waive the reading and to approve the minutes of the November 12, 2014 meeting. None opposed. John signed the minutes.

TREASURER'S REPORT/CAM TEAM REPORT (KATHY MELTON):

Copies of financials will be emailed to the Board. The balance in the Operating Account as of December 31, 2014 was \$11,842.15. The balance in the Investment Account was \$53,046.01

Two homeowners still have not paid assessments for the fourth quarter. Five homeowners have not paid assessments for the first quarter this year. Reminder statements will be sent out this week.

A foreclosure sale will be held for Unit 307 on February 6, 2015.

The termite bond has been renewed for the north and south side units with not inspection. The termite bond renews for the clubhouse in March and the Board opted to have an inspection.

Homeowner front lawn maintenance is up for renewal in February. A letter will be sent to homeowners offering the service.

A copy of the 2015 Meeting Schedule was provided to the Board and will be posted on the bulletin board.

OLD BUSINESS:

Crystal Pools still has not taken care of the outstanding issues with the pool heater. A representative from the Building Department will be following up to get a proper permit. An inline thermometer must be installed. A permit was filed today, but it does not have the correct address or name so is invalid.

Steward met with Gary Franco to discuss replacing the remaining railroad ties around the property. It would be very expensive to replace all of them at one time, so Gary suggested replacing the ones in the area where the last one was installed. He will then bleach one of the ties he removes to see if might help the appearance of the other railroad

PPOA Board Meeting, 1/14/2015

Page Two

ties. The cost to replace 24 linear feet of railroad ties is \$864.00. The Board approved the proposal.

NEW BUSINESS:

Ron Mills stated that the exit sign needs to be repainted or replaced, and the caps need to be repainted. A quote will be requested to repair the sign, or to possibly replace the sign with a more durable one.

REPORTS OF COMMITTEES:

Architectural Review Committee – No Report.

Pool Committee – No Report.

Landscape Committee – No Report.

MEMBER CONCERNS:

Sharon Griffin suggested that the Board should develop a long term plan as to how the Reserve funds will be used, and what the future needs of the community will be. A quote will be requested from Duval Asphalt and Rogers Pavement to regrade and completely redo the asphalt. Ron Mills volunteered to meet with the contractors. Drainage issues may need to be addressed, as well.

ADJOURNMENT: All business being completed, the meeting was adjourned at 6:41 p.m.

Next meeting – Wednesday, February 12th at 6 p.m.

Respectfully submitted,

John Ferguson
PPOA Secretary

