

PPOA BOARD OF DIRECTORS MEETING
February 11, 2015
THE POINT CLUBHOUSE

The meeting was called to order President, Steward Nethery at 6:02 p.m.

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

Homeowners Present: Ron Mills (Unit 324), Randy Warren (325), David Kruzicki (308), and Jerry Stenski (334).

MINUTES: A motion was made by John Ferguson and seconded by Steward Nethery to waive the reading and to approve the minutes of the January 14, 2015 meeting. None opposed. John signed the minutes.

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

Copies of financials were emailed to the Board in advance of the meeting. The balance in the Operating Account as of January 31, 2015 was \$13,090.13. The balance in the Investment Account was \$55,804.71.

Three homeowners have not paid first quarter assessments. A foreclosure sale for Unit 307 took place on February 6th. The property went back to the bank.

The clubhouse termite inspection will take place on Wednesday, February 6th.

To date, seven people have signed up for front yard maintenance. Randy Warren asked that his unit be added to the list.

OLD BUSINESS:

An update has not been provided from Crystal Pools or the Building Department concerning the outstanding issues with the pool heater. Management will follow up and report at the next meeting.

The railroad ties approved at the January meeting have been installed. Gary Franco tried to clean with bleach one of the ties he removed, but it did not work.

NEW BUSINESS:

A quote was received from Banners & Signs to replace the "Scenic Point Lane" street sign, and the "Entrance" and "Exit" signs. The quote was for sandblasted signs on vinyl wrapped posts - \$1,190.00. Management will confirm if the price includes installation. Also, the Board requested that a plate be installed at the bottom of the posts to protect from damage from the weed-eater.

Vallencourt Construction did not get in touch with Ron Mills concerning a quote to re-grade and repave the street and parking areas. Management will follow up with Vallencourt, and will contact Duval Asphalt for a second quote. Ron Mills shared that a

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quote from Duval Asphalt from August 2008 showed that an overlay of the parking area would cost \$20,000.00.

REPORTS OF COMMITTEES:

Architectural Review Committee – Jerry Stenski reported that the community appears to be within the boundaries of the approved architectural standards.

Pool Committee – Steward reported that the Board will be purchasing new pool furniture and umbrellas for the pool season.

Landscape Committee – Everything is going well with the landscape contractor. Ron asked if the backflow inspection has been completed as there is a meter box at the entrance that has a damaged lid. A question was raised as to whether this is an Association issue or Clay County issue.

MEMBER CONCERNS:

Jerry Stenski shared that Comcast has finally taken care of the cables outside his unit. The county marked the lines and the wires will be run down a pole on the corner.

The condition of the coquina on Unit 301 was discussed. The wall facing US 17 needs to be pressure washed with a fungicide, and possible repairs need to be done to the window frames. The Board will inspect and will get with Management concerning this issue.

ADJOURNMENT: All business being completed, the meeting was adjourned at 6:37 p.m.

Next meeting – Wednesday, March 11th at 6 p.m.

Respectfully submitted,

John Ferguson
PPOA Secretary

