

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

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

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

Homeowners Present: John Fenton (319), Ron Mills (Unit 324), Randy Warren (325), David Kruzicki (308), Christina Harper (330), Woody & Berniece Guthrie (321), Sharon Griffin & Dianne Pevonka (320), Margaret Hansen (318), Bill Thorne (331), and Jerry Stenski (334).

MINUTES: A motion was made by Nick Alexander and seconded by John Ferguson to waive the reading and to approve the minutes of the February 11, 2015 meeting. None opposed. John signed the minutes.

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

Copies of the February financials were emailed to the Board in advance of the meeting. The balance in the Operating Account as of February 28, 2015 was \$9,292.05. The balance in the Investment Account was \$58,562.89.

One unit has not paid first quarter assessments – the bank for Unit 307. An estoppel for the outstanding amount was sent on February 25th.

The clubhouse termite inspection was completed on March 4th. No issues were reported.

Statements for second quarter assessments are available tonight.

OLD BUSINESS:

Crystal Pools will be filing a revised permit for the pool heater on Thursday. Mike Brooks with the Building Department will then be notified so that the electrical inspection can take place. Alan Davis, Clay County Department of Health, is on standby to do the pool inspection.

The quote for the street sign and entrance/exit signs has been approved. The new signs should be installed soon.

Duval Asphalt provided a quote to completely redo the asphalt throughout the community, including regrading. The total cost would be \$99,330.02. Engineering costs would be an additional \$10,500.00. The cost to mill and overlay the existing asphalt would be \$47,402.43.

A quote to install cameras at the entrance and exit has been requested.

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NEW BUSINESS:

Recently, a number of parking violations have occurred in the community. A new tenant is parking multiple vehicles in the common spaces. The property manager has been notified and a "Welcome Book" will be delivered to the tenants after the meeting. Several other residents are not following the policy by parking a vehicle in a common space for longer than seven (7) days without moving it.

The fines process was discussed. Nick made a motion to institute a \$50.00 fine for violations of parking rules and other minor violations (trash cans in view, trash left on common areas, not cleaning up after pets, etc.), and other fines for major violations will be determined by the Fines Committee. John seconded. None opposed.

The Board requested that a letter be sent to all owners and tenants concerning the parking rules. Information about the fines will be included.

REPORTS OF COMMITTEES:

Architectural Review Committee – None

Pool Committee – Steward shared that pool should be opening soon. Residents asked that an email be sent out once the pool heater is turned on. The Board discussed the purchase of new chaise lounges versus redoing the old ones. Nick made a motion to purchase new lounge chairs. John seconded. None opposed.

Landscape Committee – None

MEMBER CONCERNS:

The light is out in the parking area by Units 325 and 326. The electrician will be contacted.

The hinges have rusted and the door has come off of the water meter in the flowerbed at the end of Unit 301. Clay County Utility Authority will be notified as this is a safety hazard.

Ron Mills shared that he feels that the color palette is too limited and would like to see more colors added. The Board stated that Ron should submit his paint color request to the Architectural Review Committee for their consideration. The Board discussed conducting a survey of owners concerning any new color options.

ADJOURNMENT: All business being completed, the meeting was adjourned at 7:09 p.m.

Next meeting – Wednesday, April 8th at 6 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Ferguson", with a long horizontal flourish extending to the right.

John Ferguson
PPOA Secretary