

PPOA BOARD OF DIRECTORS MEETING
May 13, 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 Nick Alexander; Kathy Melton represented The CAM Team.

Homeowners Present: Ron Mills (324), John Fenton (319), Randy Warren (325), David Kruzicki (308), Ed Kroviak (329), Woody & Berniece Guthrie (321), Dianne Pevonka (320), and Margaret Hansen (318).

MINUTES: A motion was made by Steward Nethery and seconded by Nick Alexander to waive the reading and to approve the minutes of the April 8, 2015 meeting. None opposed. John Ferguson signed the minutes.

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

Copies of the April 2015 financials were emailed to the Board in advance of the meeting. The balances as of April 30, 2015 were:

Operating Account	\$11,996.22
Money Market Account	<u>\$56,486.82</u>
Total Funds	\$68,483.04

The invoice for the new signs at the entrance and exit was paid from the Reserve account.

Two homeowners have not paid second quarter assessments. One is a bank owned property, and a payoff was requested on May 5th. The Board gave permission to send a Notice of Intent to Lien to the other homeowner.

Unit 329 has dry wood termites. The homeowners on either side of the unit will be notified.

The clubhouse is reserved on May 16th from 11:30 am to 3:30 pm.

OLD BUSINESS:

The pool inspection by Alan Davis, Clay County Department of Health, was completed. The pool passed with no issues.

Parking infractions in the common parking areas are continuing. The attorney has been consulted, and he has spoken to the property manager for one of the units. The Board reminded residents that everyone on the property must abide by the parking rules. The Board must be consistent in enforcement of the rules.

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NEW BUSINESS:

Several large groups have monopolized the pool recently, and also the common parking areas. Several people who are not residents have been seen in the pool area. The Board discussed putting locks back on the gates, or installing cypher locks which would be accessed with a code or key fob. A quote will be requested for key pads at the gates.

The units on the north and south sides of the property must provide access in the rear so that the landscapers can properly service the back areas. The bank has put a padlock on the gate at Unit 307. In addition, the sod at Unit 331 prevents the gate from opening. Unit 329 does not have a gate on the east side, and Ed Kroviak agreed to check into adding a gate.

A quote was received from Gary Franco to replace the railroad ties that border the parking area by Unit 309 - \$1,765.00. John made a motion to approve the proposal. Steward seconded. None opposed.

REPORTS OF COMMITTEES:

Architectural Review Committee – Unit 307 has rotten wood and algae on the exterior. In addition, there is a broken light fixture. Management will try to contact the bank to request repairs.

Pool Committee – The Board approved the purchase of three 18” tall commercial grade lounge chairs and three new umbrellas.

Landscape Committee – The Board asked that Banners & Signs be contacted to install protecting to the bottom of the new signs at the entrance to prevent damage from the weed-eaters.

MEMBER CONCERNS:

Ron Mills expressed concern about the leakage from the garbage truck as it comes through the neighborhood. He has contacted Advanced Disposal and encouraged other homeowners to call, as well.


Dianne Pevonka asked when the gravel area by Unit 309 is paved in the future, that the Board consider paving the area in front of the mailbox and also lower the barriers to where they should be.

The meeting for June 10th has been canceled.

ADJOURNMENT: All business being completed, the meeting was adjourned at 6:57 p.m.

Next meeting – Wednesday, July 8, 2015.

Respectfully submitted,

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

John Ferguson
PPOA Secretary