

**PPOA BOARD OF DIRECTORS MEETING**  
**July 8, 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:** John Fenton (319), Gordon Reynolds (304), Randy Warren (325), Woody & Berniece Guthrie (321), Dianne Pevonka (320), Margaret Hansen (318), Ron Mills (324), 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 May 13, 2015 meeting. None opposed. John Ferguson signed the minutes.

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

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

Operating Account	\$ 9,007.26
Money Market Account	<u>\$59,235.95</u>
Total Funds	\$68,243.12

At the end of the second quarter, all homeowners were paid in full. Third quarter assessments are now due. Seven homeowners still owe for third quarter assessments.

The new sign posts were wrapped with PVC at a cost of \$69.55.

The new pool permit was received and has been posted.

A proof was received from Banners & Signs for a pool rules sign. After discussion, the sign was approved by the Board, with Nick Alexander opposed.

The work to replace the railroad ties at the 310 parking area is scheduled to begin soon.

The preservation company for Unit 307 has been contacted and they are working with Management to correct the outstanding issues.

The pump in the parking area between Units 325 and 326 had to be replaced (\$775.75).

**OLD BUSINESS:**

The pool heat/cool pump experienced problems and the manufacturer was notified. The repairs were completed under warranty at no cost to the Association.

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Parking infractions in the common parking areas are ongoing. An email reminder will be sent out to all homeowners with the approved May meeting minutes.

After several recent pool incidents, the Board would like to reconsider the installation of cameras. A quote was previously received from All Access Security for \$2,581.73 to install cameras at the entrance and exit. Steward would like to discuss the addition of several more cameras, one of which would provide a view of the pool area. Management will put Kevin Turner with All Access Security in touch with Steward to discuss what is needed and to request a revised proposal.

**NEW BUSINESS: None**

**REPORTS OF COMMITTEES:**

Architectural Review Committee – The Committee received a request to add a trim color to the approved palette. After discussion, Gordon Reynolds proposed the following changes to the PPOA Policy – PPOA Color Palette:

The PPOA Color Palette uses Benjamin Moore Exterior Paints. Owners may choose any store selling Benjamin Moore Paints that will custom mix the colors listed in the approved PPOA Color Palette. Owners may choose a paint brand other than Benjamin Moore as long as the color specified in the PPOA Color Palette can be closely matched.

Exception: (Exterior Finish/Stairs):

Shared stairways must remain Boothbay Gray (HC-165). Stairways not shared with an adjacent Unit may be painted Boothbay Gray or Kendall Charcoal (HC-166) to match the exterior color on their unit, or white (not to include treads).

Exterior Finish (Stucco Walls)

Stucco walls may be covered or replaced with lap siding (Example – Unit 334), metal (Example – Unit 332) or with any new composite product that works and is visually pleasing. Stucco walls will be painted using the approved exterior finish colors or a compatible color (Example – Between Unit 326 and Unit 327).

Decking:

Decks and railing being replaced with a composite product should try to match the approved exterior finish paint colors. An exact match with the color of the composite material may not be possible due to a darker or lighter color of the simulated wood.

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Exterior Trim Finishes:  
White

Exterior trim finish includes: Wood Trim Molding around Front Entry Door, Back Patio Doors, (Front, Side, and Back) Windows, Garage Door, Shutters, and Garage Door Windows. Deck Railing, roof eaves, roof flashing and trim may be painted white.

Roofing:  
New roofing shall use GAF Timberline shingles, color slate gray.

The Board approved the changes.

Pool Committee – The new pool furniture and umbrellas have been received.

Landscape Committee – A quote was received from Tree Tech to trim the palm trees, the rain tree, and the trees along the fence between Units 309 and 311 - \$1,410.00. The Board approved the proposal. Mr. Watson will be contacted to see if he would like his palm trees trimmed at the same time.

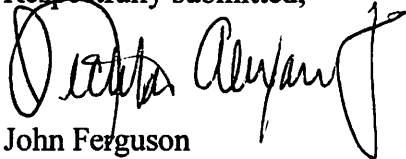
**MEMBER CONCERNS:**

Any homeowner interested in running for the Board of Directors is asked to contact Management.

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

Next meeting – Wednesday, August 12, 2015.

Respectfully submitted,



John Ferguson  
PPOA Secretary