

The Point Annual Meeting Minutes
Wednesday, September 9, 2015
The Point Clubhouse

CALL TO ORDER:

The Annual Meeting of The Point Property Owners Association was called to order at 6:03 p.m. by President, Steward Nethery.

Attendees: Twenty-two owners were present either in person or by proxy. A quorum was established.

PROOF OF NOTICE:

Proof of Notice was provided by Management showing the Annual Meeting mailing was sent out to owners in accordance with The Point documents and Florida Statute.

APPROVAL OF MINUTES:

The reading of the minutes from the September 10, 2014 Annual Meeting was waived.

BUDGET – TREASURER’S REPORT:

A copy of the proposed 2016 budget was mailed to homeowners with the Annual Meeting notice.

The Association continues to be in good financial shape. All accounts are current as of today. The balance in the Operating Account as of August 31, 2015 was \$8,537.26. The balance in the Money Market Account was \$62,006.27. There was one bank foreclosure this year and the property is currently listed for sale.

An updated copy of the color palette is available. A survey concerning painting of the clubhouse will be mailed to homeowners and will be discussed at the October meeting.

Violations are being dealt with on the property, including parking, trash cans, and pressure washing.

PRESIDENT’S REPORT – None

REPORTS OF COMMITTEES:

Pool – Steward Nethery: The pool is in good shape. There was a problem with the heat/cool pump, but it has been fixed under warranty. New chairs and umbrellas were purchased for the pool. Steward shared that he will remain on the Pool Committee.

Architectural –A written report was provided by Gordon Reynolds and is attached to these minutes. Gordon reported that it was a busy year for the Architectural Review Committee. Changes to the color palette were presented to the Board, and were approved at the August meeting. Painting of the clubhouse has generated discussion and results to the survey will be given at the October meeting, along with a recommendation by the Committee.

Landscape – Ron Mills: The palm trees and several other trees were trimmed around the property. New mulch has been installed.

APPOINTMENT OF INSPECTORS OF ELECTIONS/VOTES:

Jerry Stenski and Kathy Melton, The CAM Team, were appointed inspectors of the election.

The Point Annual Meeting, 9/9/2015
Page Two

ELECTION OF BOARD MEMBER:

David Kruzicki was elected to the Board of Directors to fill the seat being vacated by Steward Nethery.

APPROVAL OF 2016 BUDGET:

The 2016 Budget was approved with seventeen (17) votes in favor and one (1) opposed.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

MEMBER DISCUSSION:

Members thanked Steward for his years of service to the community.

David Kruzicki offered to clean up the paint drops on the pool deck by the clubhouse.

Adjournment:

The meeting adjourned at 6:20 p.m.

A brief organizational meeting will be held within the next fifteen (15) days to elect officers for 2016.

Respectfully submitted,



John Ferguson
PPOA Board Secretary

Architectural Committee 2014-2015 Annual Report

A. ARC Reviews

1. Request for Variance In PPOA Color Palette (Ron and Kathy Mills)
 - a. June 3, 2015 – Request submitted to ARC through Kathy Milton and PPOA Board
 - b. Reviewed and recommended the board approve the addition of a brighter white color to the exterior trim color choices.

2. Proposed Revision of the PPOA Color Palette to Incorporate architectural changes and add brighter white exterior trim color changes (Architectural Review Committee)
 - a. Proposed Changes
 - (1). Options for purchasing paint
 - (2). Painting or covering stucco walls
 - (3). Replacing decking with composite wood products
 - (4). Added white color for exterior trim finish
 - (5). Clarify new roofing make and color
 - b. June 22, 2015 – Submitted to PPOA Board through Kathy Milton
 - c. July 8, 2015 - Discussed changes/additions. Input received from PPOA owners attending board meeting. Revision to PPOA Color Palette approved by Board

3. Proposal to Repaint PPOA Clubhouse
 - a. August 12, 2015 – General discussion on repainting PPO Clubhouse
 - b. Test examples painted on pool-side wood siding
 - c. August 26, 2015 – Proposal to consider painting PPOA Clubhouse a different color submitted to ARC through Kathy Melton (David Kruzicki)
 - d. August 26-31, 2015 – ARC discussion of possible color combinations and plan to survey PPOA Owners for their input. Draft proposal submitted to PPOA Board.
 - e. September 1, 2015 – Proposal submitted to Kathy Melton for mailing to PPOA Owners.
 - (1). Survey will be mailed to all PPOA Owners after the September 9th Board Meeting
 - (2). Survey to retain present color scheme or repaint with a new color combination option
 - f. Survey information should be returned to Kathy Melton before the October 14th for ARC review and discussion at board meeting