

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

The meeting was called to order President, Steward Nethery at 6:00 p.m.

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

Homeowners Present: Ron Mills (324), Randy Warren (325), David Kruzicki (308), Woody & Berniece Guthrie (321) Sharon Griffin & Dianne Pevonka (322), Margaret Hansen (318), Gordon Reynolds (304), Jerry Stenski (334), Lynda Lewis (316), and Charlie Harper (330).

MINUTES: Steward Nethery made a motion to waive the reading and approve the minutes of the October 14, 2015 Board of Directors Meeting. Nick Alexander seconded. None opposed. John Ferguson signed the minutes.

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

Copies of the October 2015 financials were emailed to the Board in advance of the meeting. The balances as of October 31, 2015 were:

Operating Account	\$10,246.46
Money Market Account	<u>\$60,415.21</u>
Total Funds	\$70,661.67

One homeowner has not paid for the fourth quarter, and two homeowners owe for mulch.

Touch-up paint was given to Ron Mills for the entrance, exit, and street signs.

Handyman Vince will contact Gary Franco concerning the method he used to replace the railroad ties.

Permission was requested to forward Unit 328 to the attorney concerning ongoing parking rules violations. The Board approved.

OLD BUSINESS:

Kevin Turner with All Access Security spoke to Steward about cameras for the front entrance/exit area and the pool. A revised proposal will be forwarded to Management. Discussion included a camera with license plate capabilities, and several cameras to monitor the pool area. The DVR will be locked in a box and only Management will have access.

NEW BUSINESS:

A quote was received from Handyman Vince, Inc. to pressure wash and paint the exterior of the clubhouse, to replace railroad ties by Unit 309, and to replace landscape timbers in the pool area - \$1,300.00. The bid was approved. The exterior will be painted Kendall Charcoal with white trim.

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Lynda Lewis requested consideration by the Board to help maintain the part of the oak tree in the front of Units 315 & 316 that hangs over the common areas. The tree requires fertilization and removal of moss every few years. Nick and Lynda have been taking care of the tree by themselves. After discussion, the Board agreed that the part of the tree in the common area should be taken care of when the other trees on the property are being cut back or treated.

REPORTS OF COMMITTEES:

Architectural Review Committee – None

Pool Committee – Steward reported that the pool heater had been turned on recently due to the warmer temperatures, but has been turned back off.

Landscape Committee – Ron Mills reported that there is a problem with Asian Scale on the sago palms and that LCI has trimmed them back. He asked homeowners to check their palms for any signs of disease.

MEMBER CONCERNS:

Due to the recent deaths of several residents and family members, Nick made a suggestion that the community should consider a collective expression of sympathy. After discussion, the Board agreed that residents should do this on an individual basis.

Gordon Reynolds shared that the bank that owns the marina adjacent to the property is in negotiations with a commercial marina. Survey work is currently being done. Residents discussed needed repairs to the marina's dock and bulkhead areas.

Ron suggested adding a “dog walk” sign on the hill by US 17.

Residents in attendance thanked Steward for his service to the Board and to the community.

ADJOURNMENT: All business being completed, the meeting was adjourned at 7:04 p.m.

Next meeting – Wednesday, January 13, 2016.

Respectfully submitted,

Kathy Melton, CAM

John Ferguson
PPOA Secretary