

PPOA BOARD OF DIRECTORS MEETING
February 10, 2016
THE POINT CLUBHOUSE

The meeting was called to order President, David Kruzicki at 6:00 p.m.

Board Members Present: David Kruzicki, Nick Alexander, and John Ferguson; Kathy Melton represented The CAM Team.

Homeowners Present: Ron Mills (324), Woody & Berniece Guthrie (321), Dianne Pevonka (322), Gordon Reynolds (304), Steward Nethery (303), Margaret Hansen (318), Jerry Stenski (334), and Randy Warren (326).

MINUTES: Nick Alexander made a motion to waive the reading and approve the minutes of the January 13, 2016 Board of Directors Meeting. John Ferguson seconded. None opposed. John signed the minutes.

The rules of the meeting were reviewed. The purpose of the meeting is for the Board to conduct its business. Homeowners will have a chance to speak at the end of the meeting and are asked to refrain from interrupting during the agenda. The procedure for meetings will be governed by Florida Statute and Robert's Rules of Order. Homeowners are asked to be respectful of others while they are speaking, and to raise their hand if they would like to be heard.

Vince Volasgis from Handyman Vince, Inc. was in attendance to discuss the type of services that he offers. His company has been hired to complete various repairs around the property. Vince shared that he is fully licensed and insured, and would be happy to provide a quote for anyone who might need his services.

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

Copies of the January financials were emailed to the Board in advance of the meeting. The balances as of January 31, 2016 were:

Operating Account	\$12,976.68
Money Market Account	<u>\$64,113.04</u>
Total Funds	\$77,089.72

One homeowner has not paid for the first quarter, and two homeowners owe for the termite bond.

OLD BUSINESS:

The proposal by All Access Security to install cameras at the entrance and on the clubhouse was approved at a previous meeting. Installation is on hold pending the painting of the clubhouse. A rendering showing the coverage area of the cameras was provided to the Board.

The exterior painting of the clubhouse will be completed once temperatures are warmer.

Attorney Ted Brown was consulted concerning front yard maintenance. According to Mr. Brown, the Board would be "amending" the declaration by taking over the maintenance of the front yard areas. If owners "opt in" by paying \$5.00 per month, they are maintaining the front

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yard by hiring LCI through the Association to do it. An email will be sent to homeowners to see who is interested in front yard maintenance at a cost of \$60.00 per year.

Phased Plan – Proposed Property Improvements:

- White rope lights will be purchased for the pool fence.
- Gordon Reynolds presented an Architectural Committee Report concerning several items forwarded by the Board for consideration. A copy of the report is attached to these minutes.
 - Exterior Wood Stain – Behr Premium Exterior Stain – Semi-Transparent Weather Proofing All in One Wood Stain and Sealer – Harbor Gary ST-143
 - Interior Paint Colors for Clubhouse – BEHR Marquee Interior One-Coat Paint & Primer – Marquee Lights Sky Light View (MQ3-53) for room walls, or Benjamin Moore’s – Porcelain Glaze 550 or Pressed Violet 520 for room walls. White for interior woodwork and doors.
 - Awnings – a blue color awning that closely matches the blue table umbrellas and blue fabric in the chairs.
- A proposal was received from Thompson Awning & Shutter Co. for three awnings (one for the east side of the clubhouse, one to be installed above the bathroom doors, and one to be installed above the clubhouse door) - \$3,275.00. A motion was made David to approve the purchase of awnings for the clubhouse. Nick seconded. None opposed. Approved.
- Two proposals totaling \$1,125.00 were received from Handyman Vince to remove the corkboard in the clubhouse and to replace it with sheetrock. After discussion, the Board tabled the proposals.
- Samples of carpet colors for the clubhouse will be provided to the Architectural Review Committee for their consideration and recommendation.
- Interior decorative wall lights will be purchased for the clubhouse – approximate cost of \$150.
- The Board is considering the purchase of three folding wooden tables with four chairs each for the clubhouse. Additional chairs would be purchased to accommodate homeowners at the Board meetings. The approximate cost is estimated to be \$2,000 - \$2,500.

NEW BUSINESS:

An email will be sent to homeowners to ask if they are interested in serving on a committee: Architectural Review, Pool, or Landscape.

A proposal was received from Florida Pump Service, Inc. to replace the discharge line from the pump that runs behind the north building – \$1,374.95. The matter was tabled so that the Board can look at the current discharge line.

After several parking issues, the Board is considering installing towing signs at the entrance and exit. David suggested issuing decals, however residents in attendance felt they are not needed.

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A Resident Information Update form will be emailed to owners and tenants to gather vehicle and license plate information.

David was contacted by a homeowner who feels additional lighting is needed at the entrance. A light pole was out, but it has since been repaired. An electric pole that is leaning along US 17 has been reported to Clay Electric.

David shared that he would like to get the community more involved by utilizing committees and sending out periodic surveys. A survey was given to those in attendance, and will be emailed to those who could not attend. Dianne Pevonka, Margaret Hansen, and Berniece Guthrie will welcome new residents to the community.

The Board discussed the meeting schedule, including changing the meeting day from Wednesday to Tuesday and discontinuing meetings during the summer months (June, July and August). Both items are included on the survey for member input. A community cookout is being considered for June.

REPORTS OF COMMITTEES:

Architectural Review Committee – Unit 301 notified Management that they will be installing a new roof and will use the approved shingles.

Pool Committee – Steward Nethery provided information for the purchase of new chairs for the pool area. The chairs will match the chaise lounges that were purchased last year. The cost of each chair is \$149.95. A motion was made by David to purchase twelve chairs. John seconded. None opposed. Approved.

Landscape Committee – None

MEMBER CONCERNS:

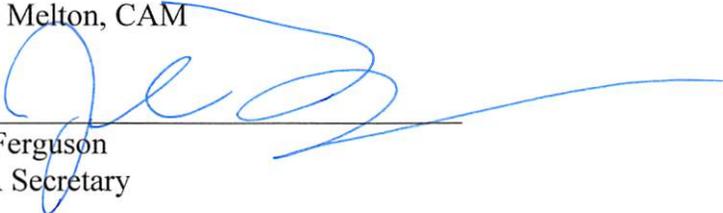
Diane Pevonka requested a status update concerning the parking issues at Unit 328. The matter has been turned over to the attorney. David volunteered to contact the residents in person to discuss the issues.

ADJOURNMENT: All business being completed, the meeting was adjourned at 7:25 p.m.

Next meeting – Wednesday, March 9, 2016.

Respectfully submitted,

Kathy Melton, CAM



John Ferguson
PPOA Secretary

PPOA Architectural Committee Recommendations
2-04-2016

The PPOA Board has requested the Architectural Committee look at the following proposals and submit Committee's recommendations to the Board. Recommendations should be submitted through Kathy Melton.

Item #1. Recommend a Stain Color for the Wood in the Common Areas (Retaining Walls, Posts Supporting the Decorative Nautical Rope, Wheel Stop Parking Timbers and Common Area Fences

Item#2. Recommend a Paint Color for Walls and Woodwork inside Clubhouse

Item#3. Recommend Awning Fabric Color for Proposed Awnings on Eastside of Clubhouse

The Committee met on January 25, 2016 and agreed on the following recommendations:

Item #1 – BEHR Premium Exterior Stain - **Semi-Transparent Weather Proofing All In One Wood Stain and Sealer Harbor Grey ST-143**

This stain allows the wood grain and texture to show through. This subtle color blends well with the shrubbery along the front of the PPOA property, accenting and enhancing the pattern in the wood grain. We recommend pressure washing the wood and replacing warped or rotten boards, prior to applying the combination stain and sealer.

Item #2 – BEHR Marquee Interior One-Coat Paint & Primer – **Marquee Lights Sky Light View (MQ3-53)** for room walls.

Benjamin Moore's - **Porcelain Glaze 550 or Pressed Violet 520** for room walls.

Note: See renderings #15 and #16 in email from David

Any Interior Semi-Gloss – **White** for interior woodwork and doors.

Item #3 – The Committee requested the vendor provide information on type of construction and materials used for the awnings. What is the estimated life expectancy for these type awnings? Would the awnings need to be removed prior to a Tropical Storm or Hurricane? If so are they easily removed? The following information was provided by Thompson Awning:

“ The wind speeds and loads will be engineered to meet or exceed the current Florida Building codes for your specific wind zone. Fabric should be removed during a hurricane. We give two years workmanship labor on all of our fabrication, sewing and installations. The frame and hardware are all aluminum or stainless steel so there is a full life expectancy except for damage due to flying debris or vandalism. There are many frames out in the field for 20 years or more.”

If the PPOA Board elects to install awnings on the eastside of the Clubhouse, the Committee concurs using a blue color awning that closely matches the blue table umbrellas and blue fabric in the chairs.

Submitted By the PPOA Architectural Committee:
Gordon Reynolds , Jerry Stenski and Karen Shackelford