

**PPOA BOARD OF DIRECTORS MEETING**  
**January 13, 2016**  
**THE POINT CLUBHOUSE**

The meeting was called to order President, David Kruzicki at 6:01 p.m.

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

**Homeowners Present:** Ron Mills (324), Woody Guthrie (321), Sharon Griffin & Dianne Pevonka (322), Jerry Stenski (334), Lynda Lewis (316), Charlie Harper (330), Jerry & Karen Shackelford (323), Steward Nethery (303), and Linda Riesterer (313).

**MINUTES:** John Ferguson made a motion to waive the reading and approve the minutes of the November 11, 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 December 2015 financials were emailed to the Board in advance of the meeting. The balances as of December 31, 2015 were:

Operating Account	\$10,189.44
Money Market Account	<u>\$63,186.31</u>
Total Funds	\$73,375.75

All homeowners were paid in full through the fourth quarter. Five homeowners owe for the first quarter of 2016, and two homeowners owe for the termite bond. Reminder statements will be mailed at the end of this week.

Front yard maintenance is available at a cost of \$60.00 per year. Several homeowners expressed concerns that the service should be provided at no cost as it is included in the monthly fee charged by the landscape contractor. The matter was tabled so that the attorney can be contacted.

**OLD BUSINESS:**

A revised proposal for cameras was provided by Kevin Turner with All Access Security - \$2,402.15. A camera will be placed at the entrance and a license tag camera will be placed at the exit. Two cameras will be installed on the clubhouse. A locking box for the DVR, which would be placed in the clubhouse, would be an additional \$179.00. John made a motion to approve the proposal with the locking box. Nick seconded. None opposed. The cameras will be installed after the clubhouse has been painted.

Prep work on the clubhouse will begin soon, and painting will follow. The exterior will be painted Kendall Charcoal with white trim around the doors and windows. The planter box around the palm closest to the bathrooms will be repaired, pressure washed, and stained, and railroad ties will be replaced at the corner of Unit 309.

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**NEW BUSINESS:**

Handyman Vince met with David Kruzicki and Kathy Melton to discuss possible additional improvements to the clubhouse and to the property. A phased plan was drafted by David and is attached to these minutes. A quote was received to paint the interior of the clubhouse - \$350.00. Two shades of blue were approved as the paint colors. A suggestion was made to remove the corkboard on the walls and replace with drywall. A bid will be requested. Steward Nethery offered to donate a television for use in the clubhouse. Several homeowners expressed concern with the proposed color of stain, semi-transparent redwood stain, to be used on the exterior wood on the property. The Board asked the Architectural Review Committee to research stain colors and to make a recommendation to the Board.

John made a motion to appoint Karen Shackelford to the Architectural Review Committee. Nick seconded. None opposed.

**REPORTS OF COMMITTEES:**

Architectural Review Committee – Jerry Stenski reported that the Committee is pleased with what has been done on the property recently, and that residents have been improving their properties. The changes the Committee has made have been good for the community.

Pool Committee – Steward Nethery reported that the pool is in good shape, but that many of the chairs are starting to rust. Residents in attendance suggested adding chairs that match the chaise lounges that were purchased last year. John made a motion to purchase new chairs. Nick seconded. None opposed. Steward will bring his recommendations to the next Board meeting.

Landscape Committee – Ron Mills shared that the tree at the northeast corner of the parking lot by the pool has been trimmed back, the plants at the base have been removed, and the area has been leveled as much as possible. A suggestion was made to add stepping stones to make access to the parking space easier and safer.

**MEMBER CONCERNS:**

Sharon Griffin requested that the Board review the current Committees and consider adding or changing members who serve. An email will be sent out to homeowners asking for volunteers who are interested in serving on a Committee. Sharon also asked that the Board notify all residents when items purchased with Association funds are being replaced or thrown away in case someone would like to have them. There needs to be accountability for items that are purchased with Association funds.

**ADJOURNMENT:** All business being completed, the meeting was adjourned at 7:02 p.m.

Next meeting – Wednesday, February 10, 2016.

Respectfully submitted,

Kathy Melton, CAM



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John Ferguson  
PPOA Secretary

## **PHASED PLAN – PROPOSED PROPERTY IMPROVEMENTS**

### **PHASE 1:**

- Painting clubhouse exterior – **Approved**
- Replace the 6x6 edging in front of Unit 309 and stain – **Approved**
- Repair, pressure wash, and stain the palm tree box inside the pool fence – **Approved**
- Purchase and install camera system - on agenda for approval

### **PHASE 2: (Need estimates and Board approval)**

- Paint the interior of the clubhouse
- Install a big screen TV
- Purchase tables and chairs/decorative items to make the interior a true clubhouse and encourage members to use it for socializing, ie poker games, arts & crafts lessons, FUN.
- Installation of retractable or fixed awnings over the upper clubhouse windows to stop the sun from baking the interior and making the front more attractive.

### **PHASE 3: (Need estimates and Board approval)**

- Replace the rotten railroad ties and wood borders that are owned or maintained by the HOA.
- Pressure wash the fences and entrance way wood.
- Stain all wood with semi-transparent redwood stain.

### **PHASE 4: (Need estimates and Board approval)**

- Meet with the landscape and architectural committees to plant more flowers and plants that will add to the visual beauty of our community.

**The Board would like to ask the talented members of the community for assistance in suggesting ideas and designs for the interior of the clubhouse. It is your “fun house.” Let’s get together, put our heads together, and make it great. Please contact David Kruzicki or Kathy Melton to let them know if you are interested and we will arrange a time to get together.**

**David and Kathy have negotiated prices for pressure washing the driveways. The cost is \$50.00 each with a minimum of 10 driveways contracted. This will take place sometime in the spring. The contractor will also price on an individual basis a complete exterior house washing service. THIS IS A GREAT DEAL....DON’T LET IT GET AWAY.**

**We are trying to arrange for our contracted service provider to give a presentation of the services he offers and an idea of his rates at the February meeting. His name is Handyman Vince. He provides services to other HOA’s and is fully vetted and insured.**