

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

The meeting was called to order President, David Kruzicki at 6:11 p.m.

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

**Homeowners Present:** Steward Nethery (303), Ron Mills (324), Stacey Jones & Tom McKelvey (327), Chris & Charlie Harper (330), Jerry & Karen Shackelford (323), Bill Thorne (331), Gordon Reynolds (304), 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 February 10, 2016 Board of Directors Meeting. John Ferguson seconded. None opposed. John signed the minutes.

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

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

Operating Account	\$11,578.67
Money Market Account	\$61,253.08
Total Funds	\$72,831.75

Six homeowners have not paid for the second quarter. Reminder statements will be sent.

Units 307 and 327 have new homeowners. Rick Parker purchased Unit 307. Stacey Jones and Tom McKelvey purchased Unit 327. An updated directory is currently being worked on. A copy should be available in the near future. Owners are requested to send in the Resident Information Update form as soon as possible.

The exit sign has been hit several times recently. Banners & Signs will be contacted to make repairs. A suggestion was made to move the sign in towards The Point sign to prevent further issues.

The website for the community has been updated. Minutes and information will be posted at: [www.thepointpoa.com](http://www.thepointpoa.com).

**OLD BUSINESS:**

The camera proposal from All Access Security has been approved at a previous meeting. Installation will take place once the clubhouse has been painted and the awnings have been installed.

The exterior painting of the clubhouse has been completed by Handyman Vince. After discussion, the Board approved the painting of the fascia and soffit Sail Cloth White.

Eight units have signed up for front yard maintenance.

## **PPOA Board Meeting, 4/13/2016**

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The Phased Plan property improvements were discussed. The interior painting of the clubhouse has been completed. Recommendations for flooring, wall lights, and furniture were tabled and will be made by a new committee. To date, the Board has followed the recommendations of the Architectural Review Committee and has only moved forward with the approved projects.

The use of surveys and requesting owner's input was discussed. Kathy Melton pointed out that the Board of Directors is ultimately responsible for the decisions that are made and has to make their decisions based on what is best for the community.

An invoice was received from Florida Pump for repairs completed to the catch basin and piping on the north side of the community. The pipe was not replaced behind the north units. The marina will be contacted for permission to install the pipe along the outside of the fence line. Florida Pump will then be contacted to complete the work as quoted in the original proposal.

#### **Committee Appointments:**

- Architectural Review – A motion was made by John and seconded by Nick to appoint Gordon Reynolds and Jerry Stenski to the Architectural Review Committee. The motion carried, with David Kruzicki opposed.
- Landscape Committee – A motion was made by John and seconded by Nick to appoint Ron Mills, Lynda Lewis, and Randy Warren to the Landscape Committee. None opposed and the motion carried.
- Pool Committee – A motion was made by John and seconded by Nick to appoint Steward Nethery, Roger Stickney, and Hedy Fenton to the Pool Committee. None opposed and the motion carried.
- Welcome Committee – A motion was made by John and seconded by Nick to appoint Margaret Hansen, Berniece Guthrie, and Dianne Pevonka to the Welcome Committee. None opposed and the motion carried.
- Community Clubhouse and Events Committee – A motion was made by John and seconded by Nick to appoint Chris Harper, Karen Shackelford, Margaret Hansen, and Carla Thorne to the Community Clubhouse and Events Committee. None opposed and the motion carried.

Issues with parking in the common areas were discussed. Vehicle information is being requested on the Resident Information Update forms. The Board is considering the use of decals. The matter was tabled and this item will be included on a future survey.

The addition of lighting at the entrance and exit signs has been approved. The Board asked that the lighting be included as part of the camera project, if possible.

The next meeting will be held on May 11<sup>th</sup>. A community party will be held in June, and the Board approved the suspension of meetings for the summer months (June, July, and August).

**NEW BUSINESS:**

Deeds were provided for Units 301 and 334 showing that the westerly 10 feet of each of the properties is not part of the respective unit's property. The Association is responsible for the maintenance and care of these areas.

The Board asked the Landscape Committee to consider the addition of flowers or flowering bushes at the entrance areas of the community.

A crack has opened in the asphalt on the south side of the property near Unit 303. Rogers Pavement will be contacted for a proposal to repair this area.

**COMMITTEE REPORTS:**

Architectural Review Committee – None

Pool Committee – Pool furniture has been ordered and will be shipped by April 26<sup>th</sup>. The awning should be installed by the first week in May.

Landscape Committee – The trimming of palm trees is being considered for late June.

**MEMBER CONCERNS:**

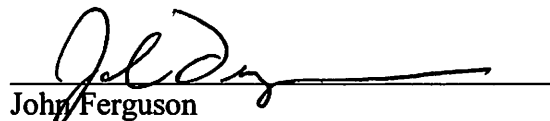
Water is leaking into the wall from the exterior at Unit 301. The Board asked that a proposal be requested to address this issue, as well as drainage from the road into the unit's backyard.

**ADJOURNMENT:** All business being completed, the meeting was adjourned at 7:26 p.m.

Next meeting – Wednesday, May 11, 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