

The Point Annual Meeting Minutes
Wednesday, September 14, 2016
The Point Clubhouse

CALL TO ORDER:

The Annual Meeting of The Point Property Owners Association was called to order at 6:09 p.m. by President, David Kruzicki.

Attendees: Twenty-two (22) 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:

A motion was made by Sharon Griffin to waive the reading of the September 9, 2015 minutes. Nick Alexander seconded. None opposed and the motion carried.

BUDGET – TREASURER’S REPORT:

A copy of the proposed 2017 budget was mailed to homeowners with the Annual Meeting notice.

The Association continues to be in good financial shape. The balance in the Operating Account as of August 31, 2016 was \$2,788.94. The balance in the Money Market Account was \$53,766.82. There is one delinquent account that will be turned over to the attorney so that a notice of intent to lien can be sent. A bank foreclosure was sold and new owners have moved in.

An updated copy of the PPOA Directory is available.

PRESIDENT’S REPORT

David Kruzicki shared that a lot was accomplished over the past year. A flyer with the 2016 accomplishments was passed out to the homeowners, and is attached to these minutes. The only expense left for this year is for the electrician to install track lights and extra outlets in the clubhouse. A plan for 2017 will be developed over the next few months. Homeowners are encouraged to share any ideas or suggestions they have with the Board.

REPORTS OF COMMITTEES:

Architectural –A written report was provided by Gordon Reynolds and is attached to these minutes. The committee reviewed colors for the painting of the interior and exterior of the clubhouse, as well as for the wood in the common areas. Two homeowners submitted requests this past year and both were approved. Gordon shared that he would like to continue to serve on the Architectural Committee, and that Wanda Bradley and Jerry Stenski have also volunteered to serve. The Board will make committee assignments in October.

Pool – The pool deck was pressure washed and new furniture was purchased. The lights around the fence will be fixed soon.

Landscape – The common areas have been mulched, and the palm trees were trimmed. If you see any issues on the property, please let Management know. Gordon Reynolds shared that the homeowners on the south side will be contacting a tree company to deal with the trees and bamboo along the back fence line. The owner of the adjacent property has indicated that he is interested in joining in the project, which should take place sometime in November.

APPOINTMENT OF INSPECTORS OF ELECTIONS/VOTES:

Linda Riesterer and Kathy Melton, The CAM Team, were appointed inspectors of the election.

ELECTION OF BOARD MEMBER:

Karen Shackelford was elected to the Board of Directors to fill the seat being vacated by John Ferguson. David Kruzicki announced that going forward new Board members will take their seat on the Board immediately.

APPROVAL OF 2017 BUDGET:

The 2017 Budget was approved with seventeen (17) votes in favor and one (1) opposed.

UNFINISHED BUSINESS: None

NEW BUSINESS: None

MEMBER DISCUSSION:

Members thanked David Kruzicki for his efforts over the past year. Sharron Griffin commented that the community is in awe of David's energy, impact, and support of the development of the community.

David Kruzicki shared that the Board will be exploring options for upgrading the landscaping of the common areas, with input from Pat's Nursery. Maggie Hansen suggestion that the Board consider zero landscaping, as well. Dianne Pevonka stated that the strip of grass in front of the mailbox should be considered for resodding or regrading.


The Board will consider developing the unused common property. In addition, coring samples will be taken in several areas of the pavement to determine if there are any correctable defects.

Adjournment:

The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Kathy Melton, CAM



Karen Shackelford
PPOA Board Secretary

A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2016-2017 are:

President – David Kruzicki
Vice-President – Nick Alexander
Secretary/Treasurer – Karen Shackelford

2016 IMPROVEMENTS

Clubhouse Flooring - \$1,880.00

Clubhouse Furniture - \$3,078.87

Cameras - \$2,876.16

Awning - \$2,900.00

Pool Furniture - \$3,077.45

Extended warranty for Heat/Cool Pump - \$362.73

Handyman Vince: \$7,279.89 - \$845.00 (pressure washing reimb by owners) = \$6,434.89

- **Pressure washing – pool deck/bricks/pool equipment/chairs/fence/bulkhead/ropes**
- **Repair to clubhouse door**
- **Painting of exterior of clubhouse, including soffits**
- **Painting of interior of clubhouse**
- **Installation of cabinet in clubhouse**
- **Replacement of timbers in parking areas/pool**

MISC items purchased:

- **Lights for fence around pool**
- **Trash can**
- **Clubhouse blinds**
- **LED clocks (2)**
- **Refrigerator for clubhouse**
- **DVD player**
- **Poker table top/chips**
- **Track lights (to be installed soon)**

PPOA Architectural Committee (ARC)

2015-2016 Annual Report

The following projects were submitted to the ARC for review.

1. Club House Exterior and Interior Paint colors
 - a. Owner survey of exterior color options
 - b. Recommendations submitted to PPOA Board
2. Common Area Fencing and Retaining Walls – Recommendations submitted to PPOA Board
3. Unit 324 – Variance In PPOA Color Palate – Recommended approval
4. Unit 327 – Replacing Rear Fencing – Recommended approval

Respectfully submitted,

Gordon Reynolds
ARC