

PPOA BOARD OF DIRECTORS MEETING
October 12, 2016
THE POINT CLUBHOUSE

The meeting was called to order President, David Kruzicki at 6:07 p.m.

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

Homeowners Present: Carolyn Denoncourt (309), Dianne Pevonka (322), Steward Nethery (303), Gordon Reynolds (304), Bill Thorne (331), Chris Harper (330), Margaret Hansen (318), Linda Riesterer (313), and Stacey Jones & Thomas McKelvey (327).

MINUTES: Nick Alexander made a motion to waive the reading and approve the minutes of the May 11, 2016 Board of Directors Meeting and September 14, 2016 Annual Meeting. David Kruzicki seconded. None opposed. Karen Shackelford signed the minutes.

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

Copies of the September financials were emailed to the Board in advance of the meeting. The balances as of September 30, 2016 were:

Operating Account	\$ 4,535.20
Money Market Account	<u>\$53,775.24</u>
Total Funds	\$58,310.44

Five homeowners owe for the fourth quarter. One homeowner has been sent to the attorney for a Notice of Intent to Lien.

The website for the community is www.thepointpoa.com

OLD BUSINESS:

The cameras have been installed and are operational.

NEW BUSINESS:

The Annual Meeting of Members was well-attended. The officers for 2016-2017 are:

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

Committee appointments will be made on a yearly basis. The Board made the following committee appointments for 2016-2017:

Architectural Review Committee:

Gordon Reynolds
Wanda Bradley
Jerry Stenski

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Pool Committee:

Steward Nethery
Chris Harper

Landscape Committee:

Ron Mills
Lynda Lewis
Nick Alexander

The Board discussed issues with the marina next door, including pieces of concrete that have broken off and could damage The Point property. An attorney will be contacted to see how best to proceed.

Emergency procedures were discussed in case a storm, such as Hurricane Matthew, threatens the community. An Emergency Operations Committee was established. The Board appointed Bill Thorne, Jerry Shackelford, and David Kruzicki to the Committee. The residents thanked David Kruzicki for his leadership during Hurricane Matthew. Karen Shackelford has established a closed FaceBook group page to provide communication among residents.

David Kruzicki shared that he was asked by a resident to grant permission to do repairs to a boat trailer in a driveway for a day. Permission was granted for a homeowner to use a corner of the parking area by Unit 327, and that the Board will consider requests on a case by case basis. David Kruzicki said that the parking area by Unit 334 can be used, as well.

Improvements being considered for 2017 were discussed. The addition of a gazebo has been approved by the Board to be installed in the common area next to Unit 326 (expected maximum cost of \$2,500.00). The gazebo will allow those residents who are landlocked the ability to enjoy the river. The gazebo will be an added amenity to the community. The scheduled timeframe for completion of the project is March/April. David Kruzicki will speak with Randy Warren as the gazebo installation is adjacent to his property. A landscape company will be consulted to provide expertise for landscape lighting and plant selection. A colorist will also be consulted to meet with the Board and Architectural Committee to discuss the addition of pastel colors. The Board is considering options and the community will be asked for their input before any decisions are made. A kayak/canoe/paddleboard lift is being considered for the common area bulkhead area – approximately \$1,300.00. David Kruzicki will send out a link to the YouTube video so that residents can view what is being considered. The Board will discuss final approval at a future meeting.

Gordon Reynolds and Steward Nethery have been working with the neighbor next door to the units on the south side of the property concerning trimming of the trees and bamboo. Tree Tech does not do estimates on the weekend, so an additional vendor is needed. Management provided

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contact information for Bold City Tree Service. The tree trimming expense will be borne by the homeowners affected.

COMMITTEE REPORTS:

Architectural Review Committee – The integrity of the coquina walls is one issue that will have to be addressed. The Committee will be considering options for residents to consider, including siding (such as that installed by the Stenski's – Unit 334).

Pool Committee – The heater will be turned off soon. The gate springs need to be tightened, so residents are encouraged to close the gates if they see them open.

Landscape Committee – The large bush adjacent to the sidewalk by Unit 326 needs to be trimmed. LCI will be contacted.

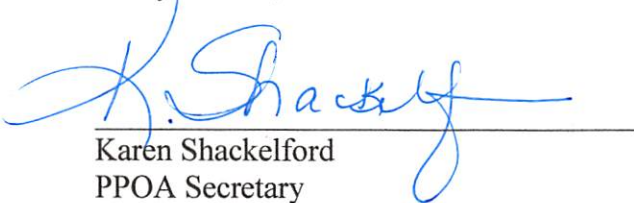
MEMBER CONCERNS: None

ADJOURNMENT: All business being completed, the meeting was adjourned at 7:16 p.m.

Next meeting –Wednesday, November 9, 2016.

Respectfully submitted,

Kathy Melton, CAM



Karen Shackelford
PPOA Secretary