

PPOA BOARD OF DIRECTORS MEETING
January 3, 2017
THE POINT CLUBHOUSE

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

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

Homeowners Present: Randy Warren (326), Margaret Hansen (318), Dianne Pevonka (320), Ron Mills (324), Jerry Stenski (334), Jerry Shackelford (323), and Berniece Guthrie (321).

David Kruzicki asked for a moment of silence for Nick Alexander upon the passing of his daughter.

MINUTES: David Kruzicki made a motion to waive the reading and to approve the minutes of the November 9, 2016 Board of Directors Meeting. Karen Shackelford seconded. None opposed. Karen Shackelford signed the minutes.

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

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

Operating Account	\$11,456.19
Money Market Account	\$48,546.47
Total Funds	\$60,002.66

Two homeowners still owe for the fourth quarter. The Board approved filing a lien on one unit, and sending a notice of intent to lien to the other unit. Rights to use the common areas have been suspended.

Statements for first quarter assessments were mailed out on December 9th.

The termite bonds for the north side and south side units will be renewed with no inspection.

An email will be sent to homeowners offering front lawn maintenance for 2017. The cost is \$60 for the year.

A copy of the 2017 meeting schedule was available and will be posted on the property.

OLD BUSINESS:

Karen Shackelford contacted the county and reported that engineering plans must be provided for the gazebo and that the project will require a permit. The gazebo must be put on a slab, and the proper space is not available per county set-back requirements. David Kruzicki will contact the county to see if they will grant a variance. If the gazebo cannot be approved, the Board will install a pergola and concrete tables.

Discussion of landscape lighting and clubhouse lighting was tabled for later in the meeting.

PPOA Board Meeting, 1/3/2017

Page Two

The canoe/kayak lift has been approved and will be installed in early spring.

Tree trimming on the south side of the property has been completed. The trees overhanging the fence were cut back, and the tree company will come out again to cut back the bamboo. There were no charges to the Association for this work.

The Christmas event was well-attended. David Kruzicki delivered t-shirts to those who did not attend. The extra shirts are in his garage, and are available to the Welcome Aboard Committee to share with new residents as they move into the community.

NEW BUSINESS:

David Kruzicki shared assignments for the committees for 2017:

- Architectural Review Committee – Discuss pavers, landscape lighting, the color palette, and roofing. Several roofs have been installed lately that do not follow the approved color palette.
- Emergency Operations Committee – Meet to develop plans for contingencies and for sharing information during an emergency.
- Pool Committee – Report any needs or issues with the filters, equipment, etc.
- Landscape Committee – Work with the ARC Committee to select architectural lighting for the common areas/trees.
- Welcome Aboard Committee – Report any needs to the Board. Feedback from the welcome visits has been positive.

COMMITTEE REPORTS:

Architectural Review Committee – The Committee will review the recent roofs that were installed that are not the color approved in the color palette.

Pool Committee – None

Landscape Committee: The bushes by Unit 326 have been cut back.

Emergency Operations Committee: None

MEMBER CONCERNS:

Ron Mills feels that he brought up an item about the reserve balance in the meeting and that David Kruzicki became defensive. He also shared that part of the fence is falling down by the pump station. The pump was stuck on and the breaker has been turned off. Florida Pump was notified, but they have not corrected the problem. Ron feels that the float is stuck and he will work on it himself. The Board is considering looking for another company to maintain the pump. Portions of the hedges on the side of Unit 327 are dying. Ron suggested adding Japanese Yew along the wall. Options for completing the areas at the corners of the property (by Unit 309 and Unit 327) will be discussed. There are dead plants around the property that need to be replaced. Bids will be requested from LCI and Pat's Nursery.

PPOA Board Meeting, 1/3/2017

Page Three

David Kruzicki shared that the Board plans to spend approximately \$5,000.00 on improvements this year. He feels that there should be a lower limit for the Reserve Account, but he doesn't know what that amount should be. The Board will be discussing this.

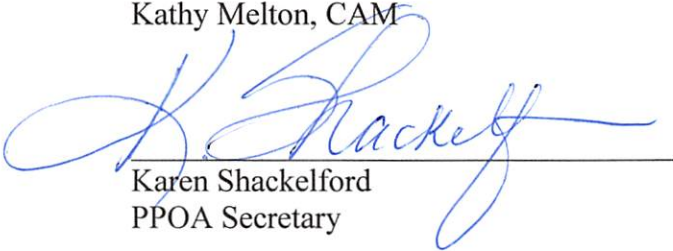
Parking infractions were discussed. The attorney will be contacted to follow up on a continuing issue with a resident who does not follow the parking rules.

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

Next meeting – Tuesday, February 7, 2017.

Respectfully submitted,

Kathy Melton, CAM



Karen Shackelford
PPOA Secretary