

PPOA BOARD OF DIRECTORS MEETING

November 9, 2016

THE POINT CLUBHOUSE

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

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

Homeowners Present: Margaret Hansen (318), Dianne Pevonka (322), Steward Nethery (303), Gordon Reynolds (304), Bill Thorne (331), Jerry Shackelford (324), and Stacey Jones & Thomas McKelvey (327).

MINUTES: Nick Alexander made a motion to waive the reading and approve the minutes of the October 12, 2016 Board of Directors Meeting. David Kruzicki seconded. None opposed. Karen Shackelford signed the minutes.

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

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

Operating Account	\$ 2,818.77
Money Market Account	<u>\$56,534.70</u>
Total Funds	\$59,353.47

Two homeowners owe for the fourth quarter. One homeowner has been sent a Notice of Intent to Lien, and a late notice has been sent to the other homeowner.

The website for the community is www.thepointpoa.com

OLD BUSINESS:

Attorney Ted Brown was contacted concerning issues with the marina next door, including pieces of concrete that have broken off of the docks. Attorney Brown would be more than happy to send a letter, but he did not feel that it was necessary or would enhance the Association's or homeowner's position should damage occur to the bulkhead or docks. Should there be an issue in the future, homeowners are advised to contact their insurance company so that they can take appropriate action.

Homeowners were reminded to join the community FaceBook page so that they can receive emergency notices and up-to-date information about what is going on in the community.

The Board agreed at the last meeting to make decisions on matters, such as boat repairs, on a case by case basis. Boat repairs were approved as long as the boat does not remain on the property for longer than a day. Nick expressed concern that the Board followed procedure at the last meeting and granted permission for a homeowner to make repairs, however the decision was later changed when challenged by several residents. Karen stressed that residents need to work together to be a community. The Board and residents in attendance discussed allowing common

PPOA Board Meeting, 11/9/2016

Page Two

sense and discretion to be used when making decisions. David made a motion to allow the Board, specifically the President, to approve bringing a boat in for repairs based on the circumstances and not for more than 24 hours. Karen seconded. None opposed and the motion carried.

The purchase of a gazebo for the common area by the river was discussed. The gazebo will be 10' x 10' and will have a table and benches. The shrub by the walkway will be cut back and the path next to Unit 326 will be widened. Karen cautioned that a permit needs to be pulled, and she volunteered to work with the county to get approval. The approximate cost of the gazebo will be \$2,800.00 (The Board approved the cost up to \$2,500.00 at a previous meeting). David requested permission to purchase the gazebo. The costs could increase depending on what the county requires. Nick made a motion that more information is needed, and that moving forward an itemization of costs, including materials, labor, permit costs, inspection costs, etc., must be provided for the Board's consideration. Karen seconded. The motion carried with two votes in favor, while David opposed. David will get an itemized quote from the vendor.

The photocell on the light by Unit 310 keeps going out. A proposal will be requested from an electrician/vendor for landscape lighting. The clubhouse lighting improvements have been completed. A dimmer switch has been installed.

David emailed out a YouTube video so that residents could see the canoe/kayak lift being considered for the waterfront area. David made a motion to purchase the canoe/kayak lift up to a maximum cost of \$2,000.00. Karen seconded. None opposed.

Gordon Reynolds shared that North Florida Tree Service will be out on the property at 9:30am on Saturday to discuss the trimming of trees on the south side of the property, including the trees in the 310-311 common area. Homeowners on the south side will be responsible for the cost of trimming the trees adjacent to and on their property.

NEW BUSINESS:

The item concerning how the Board can better serve the community was discussed earlier during the meeting.

The Board will host a "grip and grin" event next month. The tentative date for the get-together is December 14th. David will send an email out to residents.

A clubhouse library has been set up. Books have been donated, and residents are encouraged to borrow and share books.

The Board's fiduciary duty to enforce the Covenants and Restrictions was discussed earlier in the meeting during the discussion about boat repairs.

COMMITTEE REPORTS:

Architectural Review Committee – The Committee will get together in January to discuss additions to the color palette, including metal roofs and driveways. A draft will be circulated

PPOA Board Meeting, 11/9/2016
Page Three

among residents for their input, and will be given to the Board for consideration at a future meeting.

Pool Committee – The pool heater will be turned off in the near future. Repairs are needed on the gates so that they close automatically.

Landscape Committee: Ron Mills notified the Board prior to the meeting that he is resigning from the Committee.

Emergency Operations Committee: The Committee will meet early next year to formulate a plan.

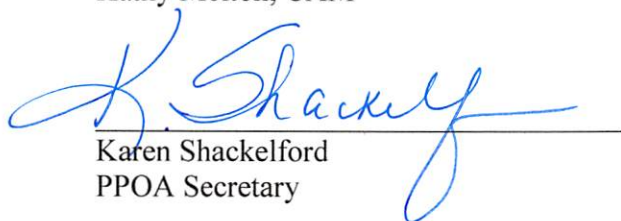
MEMBER CONCERNS: None

ADJOURNMENT: All business being completed, the meeting was adjourned at 7:40 p.m.

Next meeting – Tuesday, January 2, 2017.

Respectfully submitted,

Kathy Melton, CAM



Karen Shackelford
PPOA Secretary