

The Point Annual Meeting Minutes
Wednesday, September 5, 2017
The Point Clubhouse

CALL TO ORDER:

The Annual Meeting of The Point Property Owners Association was called to order at 6:03 p.m. by President, David Kruzicki.

Attendees: Twenty-one (21) 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 Gordon Reynolds to waive the reading of the September 14, 2016 minutes. Jerry Shackelford seconded. None opposed and the motion carried.

BUDGET – TREASURER’S REPORT:

A copy of the proposed 2018 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, 2017 was \$8,523.22. The balance in the Money Market Account was \$51,297.61. There is one delinquent account, and the homeowner has entered into a payment plan with the Association.

PRESIDENT’S REPORT

David Kruzicki shared a list of accomplishments from the past year.

- Track lights were installed in the clubhouse/electrical repairs completed (\$500.00)
- Repair to asphalt in the parking lot (\$2,890.44)
- Paver patio/walkway at waterfront (\$2,667.00)
- Picnic table with benches for waterfront (\$212.93)
- Two Adirondack chairs for waterfront (\$76.96)
- Repairs to pump and replacement of piping behind north units (\$1,860.95)
- De-mossing of oak tree (\$500.00). Two palm trees trimmed.
- Landscape enhancements completed by LCI (\$1,180.50 and \$1,175.00) – Various locations through the community, including the pool and the end of Unit 327.
- Security light installed at the south parking area.

Miscellaneous items purchased include:

- Lights for the fence around the pool
- Electric fireplace for the clubhouse
- New hinges for the pool gate
- BBQ grill for paver area
- Umbrellas (4) for pool
- Keypad lock for clubhouse
- Pool rail covers

Upcoming projects for 2017-2018:

- Pressure washing of various areas in the community
- Re-staining of common property wood
- Repair to the pool beam and tiles
- Landscape lighting (estimates have been requested)

REPORTS OF COMMITTEES:

Pool – Steward Nethery reported that the hinges will be replaced on the gate by the mailboxes.

Architectural – Gordon Reynolds reported that it was a quiet year for his committee as everything was done in 2016.

Landscape – None

APPOINTMENT OF INSPECTORS OF ELECTIONS/VOTES:

Kathi Mills and Kathy Melton, The CAM Team, were appointed inspectors of the election.

ELECTION OF BOARD MEMBER:

Tom McKelvey was elected to the Board of Directors to fill the seat being vacated by Nick Alexander.

APPROVAL OF 2018 BUDGET:

The 2018 Budget was approved unanimously with nineteen (19) votes in favor.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Proposed Change to PPOA Color Palette – The proposed color palette reflecting new exterior color choices was mailed out to owners. Gordon Reynolds reported that the Committee met with a colorist and complementary colors to the two current gray colors were chosen. One additional change was made to the Color Palette to allow composite wood on stairs. A correction will be made to the color number for Waterbury Cream (Exterior Trim Finishes). A motion was made by David Kruzicki to accept the recommendations of the ARC Committee and to approve the revised Color Palette. Karen Shackelford seconded. None opposed and the motion carried.

MEMBER DISCUSSION:

Residents thanked the Board for the positive improvements that have been made over the past year.

The Association has a FaceBook page for residents. Information about hurricane preparations will be posted. Residents who are staying on property during the storm are asked to give their name and phone number to David Kruzicki. Volunteers are needed to help bring items indoors. David will send out an email tomorrow evening with important information.

The residents on the south side are discussing replacing the fence behind their properties. The Board will get pricing to replace the community part of the fence.

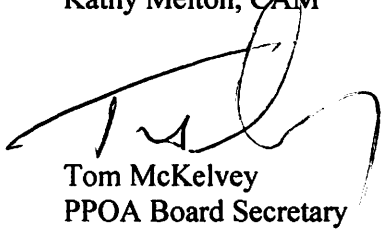
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Adjournment:

All business being completed, the meeting was adjourned at 6:46 p.m.

Respectfully submitted,

Kathy Melton, CAM



Tom McKelvey
PPOA Board Secretary

A brief organizational meeting was held at the conclusion of the meeting to elect officers. The officers for 2017-2018 are:

President – David Kruzicki
Vice-President – Karen Shackelford
Secretary/Treasurer – Tom McKelvey