

**PPOA BOARD OF DIRECTORS MEETING**  
**April 4, 2017**  
**THE POINT CLUBHOUSE**

The meeting was called to order President, David Kruzicki at 6:05 p.m.

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

Excused: Nick Alexander

**Homeowners Present:** Steward Nethery (303), Margaret Hansen (318), Gordon Reynolds (304), Stacey Jones (327), and Jerry Shackelford (323).

**MINUTES:** David Kruzicki made a motion to waive the reading and to approve the minutes of the March 7, 2017 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 March 2017 financials were emailed to the Board in advance of the meeting. The balances as of March 31, 2017 were:

Operating Account	\$12,813.24
Money Market Account	<u>\$51,317.56</u>
Total Funds	\$64,130.80

One homeowner owes assessments for the first quarter. Two other accounts reported as past due at the March meeting were paid in full through the end of March.

Statements for second quarter assessments were mailed. Thirteen homeowners owe for second quarter assessments.

The inspection for the clubhouse termite bond renewal has been completed as was clear.

The Scenic Point Lane street sign at US 17 has been replaced.

Seven homeowners have signed up for front yard maintenance.

The Board approved the renewal of the insurance policies. The total premium is \$101 less than last year.

**OLD BUSINESS:**

LCI will start installing pavers in the common area at the waterfront starting April 15<sup>th</sup>. An email will be sent out concerning any parking restrictions in that area as the work is being completed. A 12'x20' section of grass will be removed so that the pavers can be installed. The walkway adjacent to Unit 326 is being widened and paved, as well. Items being considered for the paved area include a table with four chairs, a picnic table, and a fire pit. Several residents in attendance questioned whether a fire pit would be used.

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The Board tabled consideration of the installation of additional cameras and installation of Comcast internet service at the clubhouse.

Repairs to the asphalt in front of Unit 316 has been completed.

**NEW BUSINESS:**

Legal action is in process against a homeowner who is more than 90 days in arrears and who has defaulted on a payment plan. The Board approved sending a suspension of rights letter notifying the homeowner that their rights to use the pool and/or clubhouse or to vote in Association matters has been suspended until the account is brought current.

An electrician, Chris Ripa with Wireworker, is working on a landscape lighting plan for the community. The initial estimate was approximately \$3,000.00, but does not include lighting in the northeast and southeast areas of the parking lot as there is no power in these areas. The Board is considering solar lighting. The matter was tabled until more information can be gathered.

The light at the CCUA station is shining into the windows of Unit 327. Karen Shackelford offered to contact a friend who works with CCUA to see what can be done.

A quote was received from Tree Tech to trim the tall palm tree and remove berries from one palm tree at the pool area (\$170.00), as well as trim and demoss the live oak tree by Units 315 and 316 (\$1,500.00) – total cost is \$1,670.00. The Association has agreed to pay a portion of the cost to trim and demoss the areas of the oak tree that hang over the common area. Nick Alexander and Lynda Lewis will be contacted to see if they agree to pay the balance so the work can be scheduled. Mr. Watson will be contacted to see if he would like to include the palm trees at his unit (\$285.00). Tree Tech is approximately six weeks out on scheduling at this time.

The Board is considering adding exterior paint color choices to the current approved color palette. A number of residents have approached to the Board requesting more color choices. There are colors that would coordinate with the gray colors currently being used. A meeting will be scheduled with a colorist from Sherwin Williams, the Board, and the ARC Committee.

**COMMITTEE REPORTS:**

Architectural Review Committee – One final change will be made to the recently revised PPOA Color Palette to include the approved metal roof color – Musket Gray. A final version will be provided to homeowners and residents.

Pool Committee – Steward Nethery reported that the pool heater is on heat only and set to 84 degrees, but will be changed soon to heat/cool. Management was asked to order new rail covers. The gates need to be checked again to make sure that they are self-closing.

Landscape Committee – Mulch will be installed in August.

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Emergency Operations – David Kruzicki shared that he will send out a volunteer list to all homeowners in two weeks.

**MEMBER CONCERNS:**

Gordon Reynolds shared his thoughts about putting a fire pit in the waterfront area considering the one by the pool is rarely used. Stacey Jones expressed concern about sparks and safety. After discussion, the Board tabled adding a fire pit at this time.

Maggie Hansen shared information about pieces of the pier breaking away from the neighboring marina. A piece broke off today and was headed for the big bridge. This is a homeowner issue and homeowners were advised to contact the Army Corps of Engineers, DEP, their county commissioner, etc.

David Kruzicki shared that meetings were changed from Wednesday to the first Tuesday to accommodate homeowners who could not attend a Wednesday meeting. He said that he appreciates homeowner involvement and that he feels that the meetings have been very productive over the past three months.

The next meeting will be moved to the first Monday (May 1<sup>st</sup>) as Kathy Melton, CAM will be out of town at a conference on the regular meeting night. This will be the last meeting before the summer break.

**ADJOURNMENT:** All business being completed, the meeting was adjourned at 7:18 p.m.

Next meeting – Monday, May 1, 2017.

Respectfully submitted,

Kathy Melton, CAM

  
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Karen Shackelford  
PPOA Secretary