

PPOA BOARD OF DIRECTORS MEETING
February 7, 2017
THE POINT CLUBHOUSE

The meeting was called to order President, David Kruzicki at 6:04 p.m.

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

Homeowners Present: Dianne Pevonka and Sharon Griffin (322), Margaret Hansen (318), Gordon Reynolds (304), Linda Riesterer (313), Thomas McKelvey (327), Jerry Shackelford (323), and Bill Thorne (331).

MINUTES: David Kruzicki made a motion to waive the reading and to approve the minutes of the January 3, 2017 Board of Directors Meeting. Nick Alexander seconded. None opposed. Karen Shackelford signed the minutes.

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

Copies of the January 2017 financials were emailed to the Board in advance of the meeting. The balances as of January 31, 2017 were:

Operating Account	\$ 8,006.94
Money Market Account	<u>\$51,300.98</u>
Total Funds	\$59,307.92

Seven homeowners owe for the first quarter, with two of those owing more than two quarters of assessments. Reminder statements have been sent.

Homeowners interested in signing up for front lawn maintenance in 2017 should contact Management. The cost is \$60 for the year.

OLD BUSINESS:

A gazebo cannot be placed in the common area adjacent to Unit 326 due to permitting issues. The Board is checking into other options, including installing a picnic table, pergola, and fire pit. A budget of \$3,400.00 has been approved previously.

There continue to be several parking issues on the property, including parking more than one car in the common areas and a trailer parked in a driveway. Management is working with the attorney on the multiple cars in the common area issue, and the property management company is dealing with the trailer. Any issues concerning parking should be reported to Management.

NEW BUSINESS:

The purpose of the Board of Directors meeting is to allow the Board to take care of the business of the Association. Homeowners who would like an item added to the agenda should email Management and/or David Kruzicki prior to the meeting. The Board will follow the agenda that is provided at the meeting. Any additional items from the floor will be placed on the next meeting's agenda.

PPOA Board Meeting, 2/7/2017

Page Two

The drain line from the pump on the north side of the property was too small and had too many turns. It has been replaced and clean-outs were installed along the line. The marina gave the Association permission to install the new drain line adjacent to their parking lot along the exterior of the fences. A part has been ordered for the pump. The pump should be operational by Monday.

The Board made the following appointments to the Landscape Committee:

Nick Alexander

Lynda Lewis

Linda Riesterer

The Committee will work with LCI to get ideas for plants that could be added to enhance the landscaping on the property. Gordon Reynolds shared that he has poinsettias he is willing to donate.

Addition of a Fines Committee to deal with parking issues and other violations was discussed. The process is being reviewed with the attorney. At least three volunteers are needed to serve on the committee. The matter was tabled indefinitely.

COMMITTEE REPORTS:

Architectural Review Committee – Gordon Reynolds provided proposed changes to the Color Palette (A copy of the letter to the Board is attached to these minutes). The Committee recommends the following changes:

- Add - Roofing – Replacing shingled roofs with metal roofs is allowed provided the color closely matches the slate gray shingle roofs.
- New – Driveways – Although use of pavers to replace concrete driveways does not require PPOA Board approval, the paver colors should match the earth tone colors used at Units 304, 331, 332 and 333. Owners should notify the PPOA Board and Property Manager by email at least a week before starting the project of the dates when the work is scheduled and request use of two parking spots for storage and pavers and equipment during installation. Demolition and installation normally can be completed in 5 days.

David Kruzicki asked the committee to consider addition of pastel colors to the Color Palette. A colorist will be hired to come in and recommend colors that would coordinate with the existing colors. In addition, David Kruzicki asked the ARC and Landscape Committees to work together to suggest options for lighting the areas between Units 309/311 and Units 326/327, as well as installing lighting at some of the palm trees.

Pool Committee – None

Landscape Committee: The Committee will schedule a meeting in the near future.

Emergency Operations Committee: The Committee will meet soon to develop an emergency plan.

MEMBER CONCERNS:

Gordon Reynolds discussed the recent car break-ins, and expressed concern that the cameras could not provide clear images due to the lack of lighting in several areas. The Board is checking into upgrading to night vision cameras. A suggestion was made that residents leave lights on outside, and upgrade to LED lights. Stepped up patrols have been requested through the Clay County Sheriff's Office.

Margaret Hansen asked about restrictions regarding burning wood in stoves on the decks along the waterfront. Management will contact the fire marshal to find out what is allowable by code.

Dianne Pevonka asked about the collections process as there are two homeowners who are more than 90 days in arrears. Kathy Melton stated that she does not share the names and/or balances of homeowners who are in arrears at a meeting. The legal process has been started in both cases. A suggestion was made that the Board develop a procedure to handle past due accounts. Florida Statutes provide that homeowner's rights to use the common areas may be suspended if a homeowner is more than 90 days in arrears.

ADJOURNMENT: All business being completed, the meeting was adjourned at 7:02 p.m.

Next meeting – Tuesday, March 7, 2017.

Respectfully submitted,

Kathy Melton, CAM



Karen Shackelford
PPOA Secretary

February 7, 2017

FROM: PPOA Architectural Committee

TO: PPOA Board

RE: Addition To PPOA Policy Document; PPOA Color Palette dated 07-08-2015

Per your request, the following additions to the PPOA Color Palette Document are recommended by the Architectural Committee and are submitted to the PPOA Board approval.

Roofing

ADD:

Replacing shingled roofs with metal roofs is allowed provided the color closely matches the slate gray shingle roofs.

Driveways

NEW:

Although use of pavers to replace concrete driveways does not require PPOA Board approval, the paver colors used should match the earth tone colors used at Units 304, 331, 332 and 333. Owners should notify the PPOA Board and Property Manager by email at least a week before starting the project of the dates when the work is scheduled and request use of two parking spots for storage of pavers and equipment during installation. Demolition and installation normally can be completed in 5-days.

End of Addition

Respectfully,



**Gordon Reynolds
for the ARC**

CC: Kathy Melton

Property Management

The CAM Team