

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

The meeting was called to order President, David Kruzicki at 6:02 p.m.

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

Homeowners Present: Steward Nethery (303), Dianne Pevonka and Sharon Griffin (322), Margaret Hansen (318), Gordon Reynolds (304), Peter Denoncourt (309), Charlie Askey (332), Christina Harper (330), Thomas McKelvey (327), and Jerry Shackelford (323).

MINUTES: Nick Alexander made a motion to waive the reading and to approve the minutes of the February 7, 2017 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 February 2017 financials were emailed to the Board in advance of the meeting. The balances as of February 28, 2017 were:

Operating Account	\$ 7,486.90
Money Market Account	<u>\$51,308.85</u>
Total Funds	\$58,795.75

Three homeowners owe assessments for the first quarter. Two of those owe for two or more quarters; one is in a payment plan.

Statements for second quarter assessments will be mailed mid-month.

An email has been to homeowners about front lawn maintenance for 2017. Anyone interested should contact Management. The cost is \$60 for the year.

The American flag has been replaced.

The termite bond has been renewed for the clubhouse. The inspection is scheduled for Wednesday.

The missing street sign has been reported to Clay County Public Works.

The lights on the front sign have been repaired. A photocell had to be replaced.

OLD BUSINESS:

LCI provided a quote to install pavers in the common area at the end of Unit 326 so that the for the picnic table - \$2,667.00. The Board approved the quote.

Parking issues on the property will continue to be monitored.

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NEW BUSINESS:

A quote was received from All Access Security to add a camera at the end of the south building by US17 - \$870.98. The camera would require a wireless connection. Comcast was contacted and the cost of wireless internet would be \$114.90 per month. The Board asked for a quote to have basic internet service, along with pricing for two cameras at the end of the pool. The matter was tabled until additional information is received. The Board and Management would have access to the cameras via the internet.

A quote was received from Duval Asphalt to repair the road in front of Unit 316 - \$2,890.44. Nick Alexander made a motion to approve the quote. Karen Shackelford seconded. None opposed and the motion carried. Overall, the roads are in good shape. It is recommended to have the surface sealed every six to seven years. The roads were last sealed in the summer of 2013.

A proposal was received to re-marcite the pool from Pool Builder Services - \$22,480.00. The pool is in good shape, though there are several issues with the tiles. The matter was tabled and will be considered again in two to three years.

The procedure for collection of past due assessments was discussed. A sample of the letter that is sent homeowners who do not pay their quarterly assessments by the due date was provided to the Board. The Association's documents allow for the voting rights of a member to be suspended in the event that "an Owner is 90 days or more delinquent in the payment of any assessment." Florida Statutes allow for the rights to use common areas and facilities to be suspended if a member is more than 90 days delinquent in paying a monetary obligation due to the Association.

GUEST SPEAKER:

Chris Padgett, an officer with CCSO since 2009 and a resident, attended the meeting to discuss the recent car burglaries in the neighborhood. The crimes have taken place to unlocked vehicles. Residents were asked to report anything suspicious to the non-emergency number for CCSO – 904-264-6512. Emergency calls should be directed to 911, or you can text #CCSO from a cell phone. Officer Padgett discussed the heroin epidemic in Clay County and the possible relationship to the car break-ins. Residents were asked to keep their outside lights on.

COMMITTEE REPORTS:

Architectural Review Committee – A motion was made by Karen Shackelford to approve the revisions to the PPOA Color Palette proposed by the ARC Committee at the last meeting. David Kruzicki seconded. None opposed and the motion carried. Gordon Reynolds will make the formal revisions to the PPOA Color Palette and provide a copy to Management.

Pool Committee – None

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Landscape Committee: None

Emergency Operations Committee: Information will be sent out to volunteers detailing what should be done in the event of an emergency. It is important for residents to stay in touch.

MEMBER CONCERNS: None

ADJOURNMENT: All business being completed, the meeting was adjourned at 7:28 p.m.

Next meeting – Tuesday, April 4, 2017.

Respectfully submitted,

Kathy Melton, CAM



Karen Shackelford
PPOA Secretary