

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

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

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

Homeowners Present: Steward Nethery (303), Sharon Griffin and Dianne Pevonka (320), Linda Riesterer (313), Berniece Guthrie (321), Randy Warren (326), Carolyn Denoncourt (309), Stacey Jones (327), Jerry Shackelford (323), Nick Alexander (314/315), Maggie Hansen (318), and Lynda Lewis (316).

MINUTES: David Kruzicki made a motion to waive the reading and to approve the minutes of the October 3, 2017 Board of Directors Meeting. Tom McKelvey seconded. None opposed and the motion carried. Tom McKelvey signed the minutes.

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

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

Operating Account	\$10,711.65
Money Market Account	<u>\$49,359.76</u>
Total Funds	\$60,071.41

Two homeowners owe assessments for the fourth quarter.

The termite bond renews in January for the north and south side units.

OLD BUSINESS:

The addition of landscape lighting was tabled.

Several proposals have been received to redo the pool beam. The agenda item was tabled for consideration at a meeting next year.

Repairs from damage caused by Hurricane Irma are ongoing. The process has been slow as adjusters and engineers have been consulted. The units suffering the most damage on the waterfront are working together and are trying to use the same contractor.

The Board balanced out the Waterfront Reserve Fund at the October meeting. There is currently approximately \$6k in the fund. Randy Warren cleaned up the remaining wood pile and the Board approved reimbursement of the costs incurred. Sharon Griffin explained that the contribution to the Waterfront Reserve came about as an offset to the backyard maintenance expenses of the north and south buildings. David Kruzicki made a motion to do away with any further funding of the Waterfront Reserve. Tom McKelvey seconded. After discussion, the motion was tabled so that the attorney could be consulted.

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Several residents in attendance asked that the Board consider getting a legal opinion to determine who is responsible for the bulkhead along the waterfront. A portion of the bulkhead in the common area has washed out and needs to be addressed. A hole has also opened up on the marina side of the bulkhead.

NEW BUSINESS:

Proposals have been requested to address several maintenance issues on the property, including leaking at the wall at 301 Scenic Point Lane from the common flower bed area and the installation of new hinges on the gates. A quote will be requested to paint the coquina on the clubhouse once the pool beam is repaired. A quote will be requested from LCI to install fill dirt in the holes along the bulkhead on the common property.

A holiday community event is scheduled for Friday, December 8th at 6:00 p.m. Residents are asked to RSVP via email if they are able to attend.

COMMITTEE REPORTS:

Architectural Review Committee – None

Pool Committee – None

Landscape Committee – Volunteers are still needed for this committee.

Emergency Operations Committee – None

MEMBER CONCERNS:

The flood lights on The Point sign are not working. An electrician will be contacted.

There are two rows of hedges on the back wall of the clubhouse. An estimate will be requested from LCI to remove or cut back the hedges.

The next meeting is scheduled for Tuesday, January 2, 2018

ADJOURNMENT: All business being completed, the meeting was adjourned at 6:47 p.m.

Respectfully submitted,

Kathy Melton, CAM


Tom McKelvey
PPOA Secretary